

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE
BOARD OF COMMISSIONERS BOARD MEETING MINUTES

May 31, 2016
4:30 P.M.
Annual & Regular Meeting

Sleep Inn & Suites Conference Center
29 Pines Conference Room
5872 33rd Ave
Eau Claire WI 54703

Chair Klinkhammer called the meeting to order at 4:39 P.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, and Commissioner Dalton
MEMBERS ABSENT: Commissioner Kincaid and Commissioner Rusin
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Goodman, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

OPEN SESSION

1. Report and Consideration on Election of Officers

Mr. Johnathan reported that election of officers occurs at the annual meetings.

Commissioner Dalton moved for Klinkhammer as Chair and Prindle as Vice Chair and Vice Chair Prindle seconded the motion.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

Consent Agenda

- 2. Report and Consideration on the Consent Agenda**
- A. Minutes from the Meeting of April 27, 2016
 - B. Minutes from the Meeting of May 9, 2016
 - C. Monthly Status on CDBG Rehabilitation Loans
 - D. CDBG Rehabilitation Loan Program Delinquency Report
 - E. Monthly Expenditures
 - F. Operating Statements of Housing Authority Rental Assistance Programs, if available
 - G. Housing Authority Investments, if available
 - H. Tenant 30-Day Delinquency Report
 - I. Housing Authority Waiting Lists
 - J. New Tenant Placement Report
 - K. Tenant Occupancy Report
 - L. Summary of Terminations, Appeals, and Hearing Results
 - M. Housing Authority Newsletters
 - N. Tax Intercept Update

Mr. Johnathan reported on the Consent Agenda.

Commissioner Dalton moved to approve the consent agenda and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;

Business Agenda

CLOSED SESSION

The Housing Authority may convene in closed session pursuant to Section 19.85 (1) (f), of the Wisconsin Statutes for discussion of rehabilitation loans and relocation payments to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the tenant, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.

Vice Chair Prindle moved to go into Closed Session and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;

The meeting continued in closed session at 4:42 P.M.

Commissioner Dalton moved to go into open session and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;

The meeting continued into open session at 4:46 P.M.

OPEN SESSION

3. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

Mr. Goodman presented the following loan for the Board’s approval for an additional funding request:

Name:	Toni Jeffries
Address:	2836 4 th Street
Application #:	27-2015-xxxx-D
CDBG =	\$ 17,115.00
HOME =	3,000.00
WEATHERIZATION =	0.00
LEAD =	3,000.00
ASBESTOS =	0.00
HOME OWNER’S FUNDS =	0.00
Approved for =	\$ 23,115.00

Commissioner Dalton moved to approve the CDBG Rehabilitation Loan and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

4. Report and Consideration on a Resolution Regarding Affordable Housing Sale of One (1) Duplex / Two (2) Units at 1809/1811 Hopkins Avenue

Mr. Johnathan reported that this unit was bought during the 1970’s and that the Housing Authority owns the unit whereby there is no recapture period for paying HUD back. The property was listed for \$139,900 and offer was received to purchase the duplex in the amount of \$140,000. The Housing Authority is seeking the Board’s approval to sell the handicapped accessible duplex.

Commissioner Dalton moved to approve the Resolution and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

5. Report and Consideration on a Resolution Regarding Home Ownership Acquisition and Site Approval at 2525 11th Street

Mr. Johnathan and Ms. Schermerhorn reported that the unit is a two bedroom home that was well maintained and they anticipate minimal rehabilitation costs. The Housing Authority is seeking the Board's approval to site approval and to purchase the home pending the Eau Claire Planning Commission's site approval.

Vice Chair Prindle moved to approve the Resolution and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

6. Report and Presentation Regarding Housing Authority 2015 Annual Report

Mr. Johnathan presented the Board with a copy of the annual report noting that the only difference from the draft was the addition of the Executive Director's letter.

7. Director's Update / Board Announcements & Directives

None.

8. Set Date for Next Meeting

The next regular Board meeting is scheduled for June 27, 2016 at 7:45 A.M. in the City Council Chambers.

Vice Chair Prindle moved to adjourn the meeting and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

The meeting adjourned at 4:55 P.M.

June 27, 2016
Date


M. Laurie Klinkhammer, Chair

June 27, 2016
Date


Keith D. Johnathan, Secretary

