

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

June 27, 2016  
7:45 A.M.  
Regular Meeting

Council Chambers, City Hall  
203 S. Farwell Street  
Eau Claire WI 54701

Chair Klinkhammer called the meeting to order at 7:45 A.M.

**Roll Call**

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, Commissioner Dalton,  
Commissioner Kincaid, and Commissioner Rusin (arrived at 7:46 A.M.)  
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Goodman, and Ms. Schmidt  
PUBLIC IN ATTENDANCE: None

**OPEN SESSION**

**Consent Agenda**

1. **Report and Consideration on the Consent Agenda**
  - A. **Minutes from the Meeting of May 31, 2016**
  - B. **Monthly Status on CDBG Rehabilitation Loans**
  - C. **CDBG Rehabilitation Loan Program Delinquency Report**
  - D. **Monthly Expenditures**
  - E. **Operating Statements of Housing Authority Rental Assistance Programs, if available**
  - F. **Housing Authority Investments, if available**
  - G. **Tenant 30-Day Delinquency Report**
  - H. **Housing Authority Waiting Lists**
  - I. **New Tenant Placement Report**
  - J. **Tenant Occupancy Report**
  - K. **Summary of Terminations, Appeals, and Hearing Results**
  - L. **Housing Authority Newsletters**
  - M. **Tax Intercept Update**

Mr. Johnathan reported on the Consent Agenda.

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

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

**HACEC AGENDA**  
**AUGUST 29, 2016**  
**ITEM #: 1. A.**  
**PAGE 1 OF 3**

Commissioner Rusin arrived at 7:46 A.M.

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

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

The meeting continued in closed session at 7:46 A.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;  
Commissioner Kincaid – Aye; Commissioner Rusin – Aye

The meeting continued into open session at 7:48 A.M.

### OPEN SESSION

#### 2. 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:	Martin & Michelle Vorpahl
Address:	527 Spring Street
Application #:	32-2015-3236-1
CDBG =	\$ 10,917.00
HOME =	2,000.00
WEATHERIZATION =	0.00
LEAD =	2,000.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	0.00
<b>Approved for =</b>	<b>\$ 14,917.00</b>

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

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

#### 3. Report and Consideration on a Resolution Regarding Housing Authority Pay Plan Revision

Mr. Johnathan reported that this was in line with the City of Eau Claire's pay structure with an annual pay raise effective July 1<sup>st</sup>.

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

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

#### 4. Report and Consideration on a Resolution Regarding Owen Rust Memorial Apartments' Elevator Maintenance

Mr. Johnathan reported that during a power outage at Owen Rust Memorial Apartments, the power module was damaged and requires replacement and the elevators are being brought up to date with current State

specifications. The claim has been submitted with the Housing Authority's insurance company. The contract is awarded to Braun Thyssenkrupp Elevator Corporation in the amount of \$5,000.00.

Commissioner Dalton moved to approve the Resolution and Commissioner Kincaid seconded.

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

**5. Director's Update / Board Announcement & Directives**

Mr. Johnathan reported that a CDBG Rehabilitation Loan Client passed away a couple of years ago and the family has been squatting on the property. The Housing Authority purchased the property through the Sheriff's sale for \$48,000 and possibly intends on rehabbing the unit for the Home Ownership program.

Mr. Johnathan reported that the Housing Authority has determined that the RAD (Rental Assistance Demonstration ) program conversion for Public Housing has been halted and will no longer be pursued at this time. The conversion is designed to help troubled Housing Authorities and was more restrictive with the funds. As we are a high performing agency, the conversion and the rules were inappropriate for our needs.

Commissioner Kincaid announced that a task force for the Historic Randall Park Neighborhood was created and the report they submitted as part of the City's Comprehensive Plan suggested a Landlord Registration and that a non-profit be formed to buy, rehab/convert the rental units in this district, and sell them to lower income families. Commissioner Kincaid suggested the Housing Authority Board should review the report. Mr. Johnathan said he would get a copy of the report and have it in next month's Agenda.

**6. Set Date for Next Meeting – Annual & Regular Meeting**

The next meeting is scheduled for Monday, July 25, 2016 at 7:45 A.M. in the City Council Chambers.

Commissioner Dalton moved to adjourn the meeting and Commissioner Kinkaid seconded.

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

The meeting adjourned at 8:07 A.M.

August 29, 2016  
Date

  
M. Laurie Klinkhammer, Chair

August 29, 2016  
Date

  
Keith D. Johnathan, Secretary

