

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

June 26, 2017
7:45 A.M.
Regular Meeting

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

Chair Klinkhammer called the meeting to order at 4:47 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, and Commissioner Dalton
MEMBERS ABSENT: Commissioner Beaton and Commissioner Vajko
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Gordon, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. **Report and Consideration on the April Consent Agenda**
 - A. **Minutes from the Meeting of May 30, 2017**
 - 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, if available**
 - M. **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 homeowners, 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 7:48 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

The meeting continued into open session at 7:50 A.M.

OPEN SESSION

2. Report and Consideration on CDBG Housing Rehabilitation Loan(s)
A. 1035 Emery Street

Mr. Gordon presented the following loans for the Board’s approval:

Name:	Jessica Oleson-Bue
Address:	1035 Emery Street
Application #:	2-2016-3307-D
CDBG =	\$ 19,900
HOME =	3,500
WEATHERIZATION =	0
LEAD =	3,500
ASBESTOS =	3,500
Western Dairyland =	6,800
HOME OWNER’S FUNDS =	0
Approved for =	\$ 37,200

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

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

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

Mr. Johnathan reported on the updated pay plan which matches the City of Eau Claire’s increase of 1%.

Commissioner Dalton moved to approve the Resolution 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 Public Housing ACOP (Admissions & Continued Occupancy Policy) Revisions

Mr. Johnathan reported that with further inquiry into the Housing Authority’s insurance provider, the policy is revised to ensure we maintain our coverage regarding listing of the dog breeds.

Commissioner Dalton expressed his concerns over the listing of the particular dog breeds which the weight limit would naturally rule them out, but understood why we are doing it.

Mr. Johnathan said that in the case of a Reasonable Accommodation request we should include the language because to allow the breeds listed would cause an undue financial hardship to the Housing Authority if we needed to find a new insurance company that allowed them.

Vice Chair Prindle moved to approve the Resolution and Chair Klinkhammer seconded.

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

5. Report and Consideration on a Resolution Regarding Public Housing Pet Policy Agreement – Addendum to Lease - Revisions

Mr. Johnathan reported that this is reflective of revisions to the Public Housing ACOP Policy.

Commissioner Dalton expressed his concerns over the listing of the particular dog breeds which the weight limit would naturally rule them out.

Vice Chair Prindle moved to approve the Resolution and Chair Klinkhammer seconded.

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

6. Report and Consideration on a Resolution Regarding Home Ownership House Rules Revisions

Mr. Johnathan reported that the revisions were the same as the revisions approved to all other Housing programs' House Rules presented at last month's Board meeting.

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

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

7. Report and Consideration on a Resolution Regarding Approval to Use Community Development Block Grant (CDBG) Funds for the Cost to Raze Property at 1207 Western Avenue

Mr. Johnathan reported that this property had been approved for a rehabilitation loan and during the process of beginning the rehab, it was discovered that the house was unsafe and that the City Inspections Department gave the home owner an order to raze the property. The home owner and her family have appealed for us to assist with the cost of razing the property. HUD had been contacted and the CDBG regulations do cover where assistance can be provided to raze a "slum blight on the spot" basis. There would be no cost to the home owner. Up to \$15,000 will be provided to cover the cost of razing the property.

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

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

8. Report Regarding 2016 Housing Authority Audit with Financial Statements

Mr. Johnathan reported on the financial audit.

9. Director's Update / Board Announcements and Directives

None.

10. Set Date for Next Meeting

The next meeting is scheduled for Monday, July 31, 2017 at 7:45 A.M. in the City Council Chambers.

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

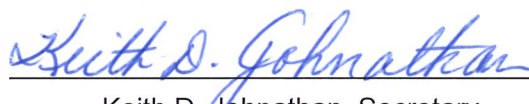
Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye

The meeting adjourned at 8:14 A.M.

July 31, 2017
Date


M. Laurie Klinkhammer, Chair

July 31, 2017
Date


Keith D. Johnathan, Secretary