



*MINUTES*

June 24, 2019  
7:45 AM  
Regular Meeting

NORTH CONFERENCE ROOM  
2020 PRAIRIE LN STE 102  
EAU CLAIRE, WI

Mr. Johnathan called the meeting to order at 7:45 AM with Jennifer Govek calling the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle Commissioner: Paul Weinke Commissioner: Thomas Evans Commissioner: John Lor	Vice Chair: Joshua Dalton Public: None	Keith Johnathan Ruth Schemmerhorn Jennifer Govek Tom Gordon

**BUSINESS CONSIDERATIONS**

**1. Business Considerations**

**A. Nomination of Election of Officers**

Commissioner Weinke nominated William Prindle for Chairperson and he has accepted the nomination

Motion to approve as presented: Commissioner Weinke  
Second Motion: Commissioner Lor  
Motion Carried: Yes – Unanimous Vote

Chairperson Prindle nominated Commissioner Dalton for Vice Chair, he has accepted via e-mail where he expressed interest in the position

Motion to approve as presented: Chairperson Prindle  
Second Motion: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote

**CONSENT AGENDA**

**2. Report and Consideration on the Consent Agenda**

- A. Minutes – May 29, 2019
- B. Community Development Block Grant (CDBG) Rehabilitation Loan Program Monthly Reports
  - 1. Application Status Report
  - 2. Monthly Loan Status Report
  - 3. Year to Date Report
  - 4. Delinquency Report
- C. Housing Authority Financial Monthly Reports
  - 1. Monthly Expenditures
  - 2. Operating Statements, if available
  - 3. Investments
  - 4. 30-Day Tenant Delinquencies
  - 5. Tax Intercept Update, quarterly

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- D. Housing Authority Occupancy Monthly Reports
  - 1. Waiting List
  - 2. Tenant Placements
  - 3. Occupancy Report & Vacant Units Move-Out Summary
  - 4. Summary of Terminations, Appeals, and Hearings
  - 5. Newsletters, if available

Mr. Johnathan reported on the consent agenda.

Motion to approve as presented: Commissioner Weinke  
Second Motion: Commissioner Lor  
Motion Carried: Yes – Unanimous Vote

**BUSINESS AGENDA**

Business Considerations

**A. Report and Consideration on a Resolution Regarding Public Housing Ceiling/Flat Rent Revisions**

Mr. Johnathan reported that fair market rent is calculated for our programs once a year. They are then brought to the Board for approval.

Motion to approve as presented: Commissioner Weinke  
Second Motion: Commissioner Evans  
Motion Carried: Yes – Unanimous Vote

**B. Report and Consideration on a Resolution Regarding Public Housing Concrete Project**

Mr. Johnathan reported on the need to have some concrete work done. After all requirements were met, this item is brought before the Board for approval.

Motion to approve as presented: Commissioner Lor  
Second Motion: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote

**C. Report and Consideration on a Resolution Regarding Sub Rehab Concrete Project**

Mr. Johnathan reported that there is a deteriorating retaining wall at our sub rehab unit on Churchill Street. This work is being brought before the Board for approval.

Motion to approve as presented: Commissioner Lor  
Second Motion: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote

**ANNOUNCEMENTS**

**Director’s Update / Board Announcements & Directives**

Update on Park Towers: we are in the final phase of the project to repair the multiple leaks that were found. Work for the security and fire service at Park Tower Apartments will begin soon.

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**3. CDBG Rehabilitation Loans**

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 to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.*

*Motion to go into closed session: Commissioner Weinke  
Second Motion: Commissioner Lor  
Motion Carried: Yes – Unanimous Vote*

*The meeting went in to closed session at 8:01 AM.*

*Motion to return to open session: Commissioner Weinke  
Second Motion: Commissioner Lor  
Motion Carried: Yes – Unanimous Vote*

*The meeting returned to open session at 8:06 AM*

*Motion to approve as presented: Commissioner Lor  
Second Motion: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote*

**OPEN SESSION**

**3. Report and Consideration on CDBG Housing Rehabilitation Loan(s)  
3464 Potter Rd**

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

Name:	Corwyn & Judith Tilleson
Address:	3464 Potter Rd
Application #:	29-2016- -1
CDBG =	\$9,000
HOME =	\$2,500
LEAD =	\$2,500
<b>Approved for =</b>	<b>\$ 14,000</b>

Motion to approve as presented: Commissioner Lor  
Second Motion: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote

**6. Next Meeting Date**

July 29, 2019  
7:45 A.M.

*Motion to Adjourn: Commissioner Lor  
Seconded: Commissioner Weinke  
Motion Carried: Yes – Unanimous Vote*

Adjournment: 8:11 A.M.

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