



MINUTES

July 29, 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 Vice Chair: Joshua Dalton Commissioner: Paul Weinke Commissioner: Thomas Evans Commissioner: John LOR (Arrived at 8:50 AM)	Public: None	Keith Johnathan Ruth Schermerhorn Jennifer Govek

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A. Minutes – June 24, 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
- 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 Dalton
 Motion Carried: Yes – Unanimous Vote

HACEC AGENDA
 August 26, 2019
 ITEM # 1.A.
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BUSINESS AGENDA

2. Business Agenda

CDBG Rehabilitation Loans – Non-Available

Mr. Johnathan explained to the Board that the lack of available contractors seems to be one of the reasons there has not been many loans getting approved for the program.

3. Business Considerations

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

Mr. Johnathan presented to the Board an updated amount of the Public Housing projects for concrete that was on the resolution from the June 24, 2019 agenda.

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

B. Report and Consideration on a Resolution Regarding Public Housing Roofing Replacement

Mr. Johnathan presented to the Board the properties in the Public Housing Program that will be getting new roofs.

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

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

Mr. Johnathan presented to the Board the Substantial Rehabilitation property that will be getting a new roof.

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

D. Discussion on the 2018 Audit

Mr. Johnathan presented on the 2018 Audit.

E. Information on the Draft for the 5-Year PHA Plan

Mr. Johnathan presented the draft of the 5-year PHA Plan. After this meeting the Resident Advisory Board will have a chance to review the draft before being brought back to the Board in September or October for Board Approval. The Report explains what we have done and what we are planning on doing in the future. We are not sure how much money we will get so the figures are based on this year's budget.

4. Director's Update/Board Announcements & Directives

Mr. Johnathan will be getting an update on the Park Towers security upgrade project this week.

Mr. Johnathan was asked about the new Affordable Housing proposal that the City of Eau Claire is planning. Commissioner Lor reported that the city has allocated the money into an account, right now the account does not have any plans, programs or projects to support it yet.

5. Next Meeting Date

August 26, 2019

7:45 A.M.

Motion to Adjourn: Commissioner Weinke

Seconded: Commissioner Dalton

Motion Carried: Yes – Unanimous Vote

Adjournment: 8:00 A.M.