



MINUTES

September 30, 2019
7:45 AM
Regular Meeting

City Hall – Council Chambers
203 S Farwell St
EAU CLAIRE, WI

Mr. Johnathan called the meeting to order at 7:52 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 Public: None	Keith Johnathan Ruth Schermerhorn Jennifer Govek

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A. Minutes – August 26, 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

BUSINESS AGENDA

2. Business Agenda

CDBG Rehabilitation Loans – None Presented

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Housing Authority 2020-2024 Five Year plan

Mr. Johnathan presented the 2020-2024 Five Year Plan. This plan details what the Housing Authority will do for the next 5 years.

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

B. Report and Consideration on a Resolution Regarding Civil Rights Certification

Mr. Johnathan presented the Civil Rights Certification for Board Approval. This certification is required by HUD.

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

C. Report and Consideration on a Resolution Regarding the Repair and Remediation of Park Towers Apartments

Mr. Johnathan presented that this repair bill is due to all the water and mold damage that we had at Park Towers Apartments over the summer. We did extensive repair that started with four different major leaks. This was not a scheduled project but ongoing mitigation with work being done as it was found and required.

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

D. Report and Consideration on a Resolution Regarding Housing Authority Audit Request for Proposal

Mr. Johnathan presented the results of our audit request proposal with Baker Tilley being the lowest responsible proposal. Mr. Johnathan recommended that Baker Tilley be awarded the audit project.

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

F. Report and Consideration on a Resolution Regarding changes to administration and continued Occupancy Plan, Leases, Income/Household Certifications, House Rules, Move-In Certifications and Certification form summary for various housing programs.

Mr. Johnathan presented that there were two changes being made to the administrative documents (ACOP, Leases and House Rules). Changes were made to those documents to raise from \$40 to \$200 the cap when a program participant must report income changes. A change was also made to specify that swing sets not be allowed on all housing properties.

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

4. Director's Update/Board Announcements & Directives

Mr. Johnathan brought to the board's attention that the tenants at Park Tower Apartments are very unhappy about the bed bug issues and one may come to address the board at some point.

The Homeownership project on Starr Ave, we are waiting on the appraisal.

5. Next Meeting Date

Tentatively scheduled for October 28, 2019 due to checking on if we will have enough participants.
7:45 A.M.

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

Adjournment: 8:12 A.M.