



MINUTES

November 1, 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:
Vice Chair: Joshua Dalton Commissioner: Paul Weinke Commissioner: John Lor	Commissioner: Thomas Evans Chair: William Prindle Public: None	Keith Johnathan Ruth Schermerhorn Jennifer Govek

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A. Minutes – September 30, 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 Lor
 Motion Carried: Yes – Unanimous Vote

BUSINESS AGENDA

2. Business Agenda

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 7:56 AM.

Motion to return to open session: Commissioner Weinke

Second Motion: Commissioner Evans

Motion Carried: Yes – Unanimous Vote

The meeting returned to open session at 8:07 AM

Motion to approve as presented: Commissioner Lor

Second Motion: Commissioner Weinke

Motion Carried: Yes – Unanimous Vote

OPEN SESSION

Report and Consideration on CDBG Housing Rehabilitation Loan(s)

A. 5475 Prill Road

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

Name:	Angela Mosbach
Address:	5475 Prill Rd
Application #:	30-2016-3447-1
CDBG =	\$24,500
HOME =	3,500
LEAD =	3,500
ASBESTOS =	0
Western Dairyland =	0
HOME OWNER’S FUNDS =	\$18,500
Approved for =	\$ 50,000

Motion to approve as presented: Commissioner Weinke

Second Motion: Commissioner Lor

Motion Carried: Yes – Unanimous Vote

4. Business Considerations

A. Report and Consideration on a Resolution Regarding Substantial Rehabilitation Contract Rent Increases

Mr. Johnathan reported on the annual rent changes for the Substantial Rehabilitation program, as approved by WHEDA.

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

B. Report and Consideration on a Resolution Regarding Public Housing Flat Rent/Cap Rent Changes

Mr. Johnathan reported on the annual flat rent/cap rent revisions for the Public Housing program.

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

C. Report and Consideration on a Resolution Regarding the Utility Allowance Schedule for HOME TBRA

Mr. Johnathan reported on the annual utility allowance revisions for the HOME Tenant Based Rental Assistance (TBRA) program.

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

D. Report and Consideration on a Resolution Regarding Housing Authority Insurance Coverage

Mr. Johnathan reported that American Family Insurance was the lowest responsible bidder in the amount of \$111,558.00 and recommended approval.

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

E. Report and Consideration on a Resolution Regarding Housing Authority Public Officials and Employee Practices Liability Insurance Coverage

Mr. Johnathan reported that Marsh & McLennan Agency was the lowest responsible bidder in the amount of \$5,744.00 and recommended approval.

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

4. Director's Update/Board Announcements & Directives

Mr. Johnathan gave the Housing Authority Board an update on the security and fire systems upgrade at ORMA.

Mr. Johnathan gave an update on Commissioner Evans.

5. Next Meeting Date

November 25, 2019
7:45 AM
City Hall – Council Chambers

And

December 30, 2019
7:45 AM
City Hall – Council Chambers

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

Adjournment: 8:25 A.M.