



**MINUTES**

**February 24, 2020  
7:45 AM  
Regular Meeting**

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

Mr. Johnathan called the meeting to order at 7:46 AM with Jennifer Frueh calling the role:

| MEMBERS PRESENT:   | MEMBERS ABSENT: | STAFF PRESENT:   |
|--|-----------------|--|
| Vice Chair: Joshua Dalton<br>Commissioner: Paul Weinke<br>Commissioner: John Lor | Public: None    | Keith Johnathan<br>Ruth Schermerhorn<br>Jennifer Frueh |

**CONSENT AGENDA**

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

- A. Minutes – January 27, 2020
- 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 Dalton  
 Second Motion: Commissioner Weinke  
 Motion Carried: Yes – Unanimous Vote

**BUSINESS AGENDA**

**2. Business Agenda**

CDBG Rehabilitation Loans – No Rehab Loans this month

**3. Business Considerations**

**A. Report and Consideration on a Resolution Regarding Public Housing Refrigerator Replacements**

Mr. Johnathan reported on Public Housing Refrigerator Replacements. The contract was awarded to Karl’s Appliance.

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

**B. Report and Consideration on a Resolution Regarding Public Housing Furnace Replacements**

Mr. Johnathan reported on the Resolution Regarding Public Housing Furnace Replacements.

|                                 |                      |
|---------------------------------|----------------------|
| Motion to approve as presented: | Commissioner Dalton  |
| Second Motion:                  | Commissioner Lor     |
| Motion Carried:                 | Yes – Unanimous Vote |

**C. Report and Consideration on a Resolution Regarding Contractor Selection for Rehabilitation of Homeownership Unit at 1729 Zephyr Hill Avenue**

Mr. Johnathan reported on the resolution regarding contractor selection for rehabilitation of homeownership unit at 1729 Zephyr Hill Avenue. The contract was awarded to Special T Construction.

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

**4. 2019 Major Improvements and Planning Session**

Mr. Johnathan reported on selling the unit on Kendall St, that rehabilitation had started at the Zephyr Hill and the Housing Authority purchased another Homeownership unit on Ohm Ave. Mr. Johnathan reported on the planned improvements and the amount of reserves for each program for 2020.

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

## **5. Director's Update/Board Announcements & Directives**

### **Next Meeting Date**

March 30, 2020

7:45 AM

Planning Session – location TBD

Motion to Adjourn: Commissioner Dalton

Seconded: Commissioner Weinke

Motion Carried: Yes – Unanimous Vote

Adjournment: 8:20 A.M.