



MINUTES
May 27, 2020
7:45 AM
Regular Meeting

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

Mr. Prindle called the meeting to order at 8:00 AM. Mr. Prindle and Ms. Deutsch appeared in person, with Mr. Weinke joining virtually and Mr. Dalton and Ms. Xiong absent. Ms. Schermerhorn called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle Commissioner: Paul Weinke Commissioner Deutsch	Commissioner Dalton Commissioner Xiong	Keith Johnathan Ruth Schermerhorn

CONSENT AGENDA

1. Introduction of New Board Members and Election of Officers

Mr. Johnathan introduced and welcomed new members to the Board. Because all board members were not in attendance, it was decided that Item #1 would be tabled until the June meeting.

2. Report and Consideration on the Consent Agenda

- A. Minutes – April 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
- 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

Mr. Johnathan reported on the consent agenda.

Motion to approve as presented: Commissioner Weinke

Second Motion: Commissioner Deutsch
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 Housing Authority Insurance Coverage**
- B. Report and Consideration on a Resolution Regarding Public Officials and Employee Practices Liability Insurance Coverage**
- C. Report and Consideration on a Resolution Regarding Amended Housing Authority Transfer Policy**

Mr. Johnathan explained items A, B, and C all pertained to the insurance procured and approved at the Board meetings in October and November of 2019. The Board, then, motioned to vote on all items together, as follow:

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

Mr. Johnathan explained that the Request for Proposals which was sent out in May of 2019 specified that the term was for three (3) years with the option for an additional two (2). The Resolutions approved in October and November only indicated a one (1) term. The resolutions presented today reflect the original intent and request the approval of for all resolutions for a three (3) year term with an option for an extension for an additional two (2) year.

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

4. Director's Update/Board Announcements & Directives

Mr. Johnathan reported that depending on the extension of the Executive Order, we may be meeting virtually for the next meeting. If the Executive Order is allowed to expire without extension, we would probably be open to holding the Board Meeting in the Council Chambers. Depending on the comfort level of Board Members, we may still offer a virtual option.

Commissioner Prindle asked about the lack of rehab loans over the last several months. Mr. Johnathan advised that due to the pandemic, the rehab program has been stagnant but that the Housing Authority's Rehabilitation Specialist, Tom Gordon, was continuing to process applications and that we should see a request for a loan approval at the next meeting. Mr. Johnathan also reminded the Board that we do still have issues with bids coming in, in excess of our program caps but that we work with contactors and homeowners to reduce costs to allow for the processing of loans to continue.

5. Next Meeting Date

June 29, 2020
7:45 AM
Location TBD

Motion to adjourn:
Second Motion:
Motion Carried:

Commissioner Weinke
Commissioner Deutsch
Yes – Unanimous Vote

6. Adjournment:

The meeting was adjourned at 8:10 AM.

June 29, 2020

Date

William Prindle, Chairman

June 29, 2020

Date

Keith D. Johnathan, Secretary