



MINUTES

**November 25, 2020
7:45 AM
Regular Meeting**

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

Mr. Prindle called the meeting to order at 7:46 AM with all present, Mai Xiong , with Mr. Dalton and Mr. Weinke joining virtually, via Webex. Ruth Schermerhorn called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle – In Person Vice Chair: Joshua Dalton- Virtual Commissioner: Paul Weinke - Virtual Commissioner: Betty Deutsch – In Person Commissioner: Mai Xiong - Virtual	None	Keith Johnathan Ruth Schermerhorn Jennifer Frueh – Virtual Tom Gordon

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – October 26, 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. PHAS Quarterly Report
 - 5. Summary of Terminations, Appeals, and Hearings
 - 6. Newsletters, if available

Mr. Johnathan reported on the consent agenda.

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

BUSINESS AGENDA

2. Business Agenda

CDBG Rehabilitation Loans –

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 Deutsch
Motion Carried: Yes – Unanimous Vote

The meeting went into closed session at 7:49 AM.

Motion to return to open session: Commissioner Weinke
Second Motion: Commissioner Deutsch
Motion Carried: Yes – Unanimous Vote

The meeting returned to open session at 7:55 AM.

OPEN SESSION

A. 3252 Mercury Ave

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

Name:	Jessica R Ulry
Address:	3252 Mercury Avenue
Application #:	43-2016- -D
CDBG =	\$24,900
HOME =	\$3,500
LEAD =	\$3,500
ASBESTOS =	
Western Dairyland =	
HOMEOWNERS FUNDS =	
Approved for =	\$31,900

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

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Adoption of Coronavirus Related Policies.

Mr. Johnathan reported on the resolution regarding Adoption of Coronavirus Related Policies saying that the Housing Authority follows the City of Eau Claire’s policies and that we are presenting them to the board for approval to temporarily add them to our personnel policy.

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

B. Report and Consideration on a Resolution Regarding Public Housing 2021 Operating Budget

Mr. Johnathan reported on the 2021 Public Housing Budget.

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

C. Report and Consideration on a Resolution Regarding Affordable Housing, Homeownership, Owen Rust Memorial Apartments, Park Tower, Substantial Rehabilitation Programs 2021 Operating Budgets

Mr. Johnathan reported on the budgets for these programs.

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

D. Report and Consideration on a Resolution Regarding Write-Off of Tenant Related bad Debts

Mr. Johnathan reported on tenant bad debts which needed to be written off. He pointed out that when these debts are written off, they are entered in the tax intercept program. If the tenant works and files a tax return, the Housing Authority will collect the debts.

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

4. Director’s Update/Board Announcements & Directives

Mr. Johnathan reported that a tenant, who is the center of a potential lawsuit against the Housing Authority, had called the Health Department and tried to get them to say that the Housing Authority was somehow at fault. The Health Department could not do that because they did not find fault with

the Housing Authority. The tenant had also told the Health Department that she did not have an attorney, which is contrary to information the Housing Authority has.

The Housing Authority had previously issued a denial letter to the tenant and the tenant's attorney regarding this claim in October, though the attorneys and the tenant have six months to reply. Mr. Johnathan said that he did not think the board needed to take any action on this time on this matter.

Next Meeting Date

December 28, 2020

7:45 AM

City Hall Council Chambers

And Via Webex

Motion to Adjourn: Commissioner Weinke

Seconded: Commissioner Dalton

Motion Carried: Yes – Unanimous Vote

Adjournment: 8:15 A.M.

December 28, 2020

Date

William Prindle, Chairperson

December 28, 2020

Date

Keith D. Johnathan, Secretary