



MINUTES

April 26, 2021

7:49 AM

Regular Meeting

City Hall – Council Chambers

203 S Farwell St

EAU CLAIRE, WI

Mr. Prindle called the meeting to order at 7:49 AM with Mr. Weinke joining virtually, via Webex. Ms. Deutsch was present in person. Ruth Schermerhorn called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle – In Person Commissioner: Paul Weinke - Virtual Commissioner: Betty Deutsch – In Person Vice Chair: Joshua Dalton - Virtual	Commissioner: Mai Xiong	Keith Johnathan Ruth Schermerhorn Tom Gordon

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – March 29, 2021
- 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. Paul Weinke noticed an error in the March minutes, reporting Commissioner Dalton as absent. A motion was made to accept the minutes as corrected.

Motion to approve as corrected:

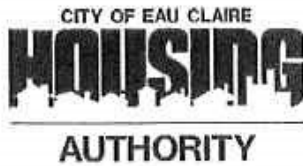
Commissioner Weinke

Second Motion:

Commissioner Deutsch

Motion Carried:

Yes – Unanimous Vote



MINUTES

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

March 29, 2021
7:54 AM

Regular Meeting

Mr. Prindle called the meeting to order at 7:54 AM with Mr. Weinke and Mr. Dalton joining virtually, via Webex. Ms. Deutsch was present in person. Ruth Schermerhorn called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle – In Person Commissioner: Paul Weinke - Virtual Commissioner: Betty Deutsch – In Person VICE CHAIR: JOSH DALTON - VIRTUAL	Vice Chair: Joshua Dalton-Virtual Commissioner: Mai Xiong 	Keith Johnathan Ruth Schermerhorn

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A. Minutes – February 22, 2021
- 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:
Second Motion:
Motion Carried:

Commissioner Dalton
Commissioner Weinke
Yes – Unanimous Vote

HACEC AGENDA
April 26, 2021
ITEM # 1.A.
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APRIL 26, 2021
Date

William H. Prindle
William Prindle, Chairperson

APRIL 26, 2021
Date

Keith D. Johnathan
Keith D. Johnathan, Secretary

HACEC AGENDA
April 26, 2021
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Motion to approve Consent Agenda:
Second Motion:
Motion Carried:

Commissioner Weinke
Commissioner Deutsch
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 Home Ownership property transfer of one unit at 710 North Eddy St. to the Chippewa Valley Habitat for Humanity.

Mr. Johnathan reported that, upon approval, the Housing Authority will be partnering with Habitat for Humanity by donating the unit at 710 N Eddy Street to their program in which Habitat for Humanity will find a suitable family for the unit who, along with Habitat volunteers, will provide the labor for all necessary rehabilitation work. This project will help continue our goal to provide affordable housing to an income qualified family. The original purchase price was \$87,300.00 and appraised at \$94,000, at time of purchase.

Motion to approve As Presented: Commissioner Weinke
Second Motion: Commissioner Deutsch
Motion Carried: Yes – Unanimous Vote

B. Report and Consideration on a Resolution Regarding Contractor Selection for Rehabilitation of Homeownership Unit at 3128 Delbert Road.

Mr. Johnathan presented the rehabilitation bid. Mr. Gordon assured Chairperson Prindle he would provide project oversight and make sure the project would be completed to project specifications. Based on the recommendation of the Executive Director the contract was awarded to Special T Siding.

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 the US Court of Appeals for the Federal Circuit ruled in favor of the Housing Authorities and their law suit against HUD challenging the Departments implementation of the 2012 operating subsidy offset. HUD has the right to appeal this decision which they may or may not do.

Mr Johnathan reported that he has received confirmation of the appointment of Laurie Klinkhammer to the Housing Authority Board of Commissioners. She will join the Board at the May meeting.

Mr Johnathan reported that HUD is allocating 5 Billion dollars to increase affordable housing to address homelessness. The Housing Division will receive a portion of this money.

Next Meeting Date

May 24, 2021
7:45 AM
City Hall Council Chambers
And Via Webex

Motion to Adjourn:
Seconded:
Motion Carried:

Commissioner Weinke
Commissioner Deutsch
Yes – Unanimous Vote

Adjournment: 8:04 A.M.