



MINUTES

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

November 30, 2021

7:45 AM

Regular Meeting

Ms. Klinkhammer called the meeting to order at 7:58 AM with Ms. Klinkhammer and Mr. Lor attending virtually via Webex. Ms. Deutsch and Mr. Dang present in person. Mr. Weinke was absent. Ms. Cleasby called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: Laurie Klinkhammer – Virtual Commissioner: John Lor – Virtual Commissioner: Dang Yang – In Person Commissioner: Betty Deutsch – In Person	Vice Chair: Paul Weinke	Keith Johnathan Ruth Schermerhorn Kriss Cleasby

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

Mr. Johnathan reported on the consent agenda.

- A.** Minutes – October 25, 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

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

BUSINESS AGENDA

2. CDBG Rehabilitation Loans

No Rehab Loans this month

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Public Housing 2022 Operating Budget.

Mr. Johnathan reported on the resolution regarding 2022 Operating Budget for Public Housing.

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

B. Report and Consideration on a Resolution Regarding Owen Rust Memorial Apartments, Park Towers, Substantial Rehabilitation, Home Ownership, Affordable Housing 2022 Operating Budgets

Mr. Johnathan reported a resolution regarding the 2022 Operating Budget for Owen Rust Memorial Apartments, Park Towers, Substantial Rehabilitation, Home Ownership, Affordable Housing 2022 Operating Budgets.

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

C. Report and Consideration on a Resolution Regarding Write-Off of Tenant Related Bad Debts

Mr. Johnathan reported a resolution regarding Write-off of Tenant Related Bad Debts. This effects the Housing Authority's PHAS score.

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

D. Report and Consideration on a Resolution Regarding changes to the Housing Authority's Personnel Policy

Mr. Johnathan reported on changes to the Housing Authority's Personnel Policy.

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

E. Report and Consideration on a Resolution Regarding Utility Allowance for HOME TBRA

Mr. Johnathan reported on the utility allowance schedule for the HOME TBRA Program.

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

F. Report on Major Purchases

Mr. Johnathan reported on major purchases which were made over the last several months. These purchases are being presented at the Board of Commissions' request

G. Discussion and Training on iPad use (IS Department)

David Dicks from the IS Department reported on updates to the iPad security policy, including stronger passwords, password updates every 60 days and 2-part verification. He also indicated that commissioners should be using their City of Eau Claire email addresses and only use the iPads for Board use.

4. Director's Update/Board Announcements & Directives

Mr. Johnathan reported that we are waiting for a ruling from the Judge on whether the mold lawsuit will be dismissed or not.

Next Meeting Date

December 28, 2021
7:45 AM
City Hall Council Chambers
And Via Webex

Motion to Adjourn: Commissioner Yang
Seconded: Commissioner Lor
Motion Carried: Yes – Unanimous Vote

Adjournment: 8:15 A.M.