



MINUTES

September 11, 2020
(August 31, 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 7:45 AM with all present, except Mai Xiong and Mr. Dalton with Mr. Weinke joining virtually, via Webex. Christopher Lanners called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle Commissioner: Paul Weinke Commissioner: Betty Deutsch	Mai Xiong Vice Chair: Joshua Dalton	Keith Johnathan Christopher Lanners

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – July 29, 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 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 Policy Changes for All Housing Authority Programs

Mr. Johnathan reported that all programs would implement a 7 Day Warning Letter prior to issuing a tenant a 14 Day Notice to Pay or Vacate the unit in the event of late/non-payments.

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

B. Report and Consideration on a Resolution Regarding Park Tower Rent Increase

Mr. Johnathan reported this rent increase is done annually and approved by WHEDA.

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

C. Report and Consideration on a Resolution Regarding Housing Authority Depository Agreements with Ameriprise Financial.

Mr. Johnathan reported on the resolution regarding Scott Allen to be added to the Housing Authority Depository Agreements with Ameriprise.

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

D. Report and Consideration on a Resolution Regarding Annual Civil Rights Certification

Mr. Johnathan reported on the Annual Civil Rights Certification being done annually, with board approval.

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 there was a claim filed with HUD against the Housing Authority by a former tenant due to an eviction. The termination was based on multiple lease violations and was in no way discriminatory towards the tenant. The tenant was given due process which was followed and a hearing officer concluded the termination would stand and was granted in court. The Housing Authority will continue to handle the claim.

Next Meeting Date

September 28, 2020

7:45 AM

City Hall Council Chambers

And Via Webex

Motion to Adjourn: Commissioner Weinke

Seconded: Commissioner Duetsch

Motion Carried: Yes – Unanimous Vote

Adjournment: 7:58 A.M.