



**MINUTES**

**February 22, 2022**  
**7:45 AM**  
**Regular Meeting**

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

Ms. Klinkhammer called the meeting to order at 7:43 AM with Mr. Weinke attending virtually via Webex. Ms. Klinkhammer and Ms. Deutsch present in person, Mr. Dang and Mr. Lor were absent. Ms. Cleasby called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: Laurie Klinkhammer Vice Chair: Paul Weinke (virtual) Commissioner: Betty Deutsch	Commissioner: John Lor Commissioner: Dang Yang	Keith Johnathan Ruth Schermerhorn Kriss Cleasby

**CONSENT AGENDA**

**1. Report and Consideration on the Consent Agenda**

- A. Minutes – January 25, 2022
- 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. Investments
  - 3. 30-Day Tenant Delinquencies
  - 4. Tenant Obligation Chart
- 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

**HACEC AGENDA**  
**March 29, 2022**  
**ITEM # 1.A.**  
**Page 1 of 3**

**3. Business Considerations**

**A. Report on Major Purchases.**

Mr. Johnathan reported on recent major purchases:

Bartingale Mechanical, Inc.	Boiler at 625 Hobart Street
Indoor Comfort, Inc.	Furnace check and clean for all other Housing Authority units.

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

**4. Planning Session**

**A. Planning Session Reports**

1. Board of Commissions
2. Housing Organizational Chart
3. Housing Rehabilitation Chart
4. Rental Housing Placement
5. Housing Statistics
6. Housing Vacancy Summary
7. Unit Analysis
8. Summary of Termination and Appeals
9. Combined Housing Budget
10. Turnover Report
11. Monthly Statistics Update

**B. Major Improvements and Planning Discussion**

Mr. Johnathan reviewed each item on the Annual Planning Session and discussed the Major Improvements for this year.

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

**5. Director's Update/Board Announcements & Directives**

Mr. Johnathan reported that a mold lawsuit has been dismissed in Federal court. The Plaintiff may, however, re-file the case in State Court in Eau Claire County.

**6. Next Meeting Date**

March 29, 2022  
7:45 AM  
City Hall Council Chambers  
And Via Webex

Motion to Adjourn: Commissioner Weinke  
Seconded: Commissioner Deutsch  
Motion Carried: Yes – Unanimous Vote

Adjournment: 8:05 A.M.

March 29, 2022  
Date

  
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M. Laurie Klinkhammer, Chairman

March 29, 2022  
Date

  
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Keith D. Jonnathan, Secretary