

MINUTES

March 29, 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 7:47 AM with Ms. Klinkhammer, Mr. Weinke, Mr. Yang and Ms. Deutch present in person. Mr. Yor was absent. Ms. Cleasby called the role:

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

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – February 22, 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. Operating Statements, if available
 - 3. Investments
 - 4. 30-Day Tenant Delinquencies
 - 5. Tenant Obligations
 - 6. 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. Summary of Terminations, Appeals, and Hearings
 - 5. PHAS Quarterly Report
 - 6. Newsletters, if available

Mr. Johnathan reported on the consent agenda.

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

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BUSINESS AGENDA

2. Business Agenda

Mr. Johnathan requested that item 3.B. be taken out of order and considered before item 2.

3.B. Report and Consideration on a Resolution to Approve an Update to the Rehab Program and Handbook

Mr. Johnathan reported on a resolution to Approve an Update to the Rehab Program and handbook due to increases in construction costs.

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

Mr. Johnathan requested that we continue on with item 2. Business Agenda.

A. Closed Session 7:51

Motion to go into Closed Session: Commissioner Weinke
Second Motion: Commissioner Deutsch
Motion Carried: Yes – Unanimous Vote

B. Open Session 7:56

Motion to go into Open Session: Commissioner Weinke
Second Motion: Commissioner Yang
Motion Carried: Yes – Unanimous Vote

Name:	Barbara J. Thomley
Address:	1715 Birch Street
Application #:	58-2016- -D
CDBG =	\$27,000
HOME =	\$7,000
LEAD =	\$7,000
ASBESTOS =	\$0
Western Dairyland =	
HOMEOWNERS FUND =	
Approved for =	\$41,000

C. Motion to approve \$41,000 for the current CDBG loan brought before the board.

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

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3. Business Considerations

A. Report and Consideration on a Resolution Regarding the Retirement of the Transitional Housing program.

Mr. Johnathan reported on the resolution regarding the retirement of the Transitional Housing program, because the program is not sustainable. Mr. Johnathan reported that as a result of the expiration of requirements of the funding source, there were two options that were explored: selling the units or transitioning them into another program. The option proposed is to transition the units into the Affordable Housing Program. In this way the Housing Authority can continue to provide additional affordable housing to people in need. Ms. Klinkhammer wanted to know if there were other organizations that provide transitional housing. Mr. Johnathan indicated transitional housing programs continue to be offered by Western Dairyland, Family Promise, and Bolton Refuge House.

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

C. Discussion – Major Purchases.

Mr. Johnathan reported on a major purchase for the annual Lawncare.

D. Discussion – Purchase of One Truck for Maintenance Staff

Mr. Johnathan reported on the purchase of A Ford Explorer for maintenance staff, to replace one pickup truck that will be retired.

E. Discussion – Homeless Issue at Park tower Apartments

Mr. Johnathan reported on issues with former homeless tenants, that currently reside at Park Tower Apartments who are providing refuge to other homeless individuals. The homeless individuals were found to have broken into areas that are only accessible to staff. Used hypodermic needles were found in the penthouse (where access is restricted to employees only) as well as in the lobby area on 8th floor and in other locations within the building. New fencing was put up to deter entrance to penthouse areas as well as around the garbage chute in the first-floor trash room. Mr. Johnathan advised that as part of the gate and fencing replacement, he had barbed wire installed in the void above the 8' gate to serve as a deterrent to these individuals that may attempt to climb over the gate/fence. Mr. Weinke questioned the need for "barbed wire" at the top of the fencing, as it could potentially cause injury. Ms. Klinkhammer suggested chain link to go all the way to the ceiling to keep people out. Mr. Johnathan will look into other options for restricting access to that space but as of right now the barbed wire has to stay in place until this situation is brought under control as well as discuss the legalities of barbed wire with the City Attorney. Mr. Johnathan has also advised that his attempts to hire on-site security guards has been unsuccessful, thus far.

F. Report and Consideration on a Resolution Regarding Updates to the Admissions and Continued Occupancy Policy Section 8 new Construction and Substantial Rehabilitation and

Procedure on Application Intake and Processing for Park Tower and Owen Rust Memorial Apartments

Mr. Johnathan reported on a resolution to change the homeless preference to include only families with dependent children. This is in an effort to curtail the problems which have stemmed from formerly homeless individuals in Park Tower Apartments and Owen Rust Apartments from creating problems in the respective buildings. Homeless individuals are not prohibited from applying for housing assistance, but their applications will be processed based solely on the date and time the application was received. This policy change will be re-evaluated as these situations either substantially change for the better or is resolved entirely.

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 lawsuit, Barilani vs. The Eau Claire Housing Authority, while dismissed in Federal court, has been refiled in State court. American Family Insurance Attorneys will be working with our local attorney, Timothy Johnson, Crivello Carson, S.C., as they have with the Federal case. Mr. Weinke questioned whether his and Ms. Klinkhammer’s past relationships with the presiding judge, The Honorable Michael A. Schumacher, should be disclosed. Mr. Johnathan will inquire of the American Family Attorney, Devin Murphy, the Housing Authority’s attorney, Timothy Johnson, and the City Attorney, Stephen Nick, to seek an opinion.


5. Next Meeting Date

April 26, 2022
7:45 AM
City Hall Council Chambers
And Via Webex

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

Adjournment: 8:42 A.M.

April 26, 2022
Date



M. Laurie Klinkhammer, Chairperson
Dang Yang, ACTING CHAIR PERSON

April 26, 2022
Date



Keith D. Johnathan, Secretary