



MINUTES

March 28, 2023
7:45 AM
Regular Meeting

City Hall – Council Chambers
203 S Farwell St
Eau Claire, WI

Ms. Klinkhammer called the meeting to order at 7:44 AM with Ms. Deutsch and Mr. Roderick, and Mr. Weinke present. Mr. Yang was absent. Ms. Gregorich called the role:

| MEMBERS PRESENT: | MEMBERS ABSENT: | STAFF PRESENT: |
|---|-------------------------|--|
| Chair: Laurie Klinkhammer Vice Chair: Paul Weinke Commissioner: Betty Deutsch Commissioner: Roderick Jones | Commissioner: Dang Yang | Keith Johnathan Christopher Chouinard Abby Gregorich |

CONSENT AGENDA

PUBLIC COMMENTS

THERE WERE NO MEMBERS OF THE PUBLIC IN ATTENDANCE AT THE MEETING.

1. Report and Consideration on the Consent Agenda

- A. Minutes – February 31, 2023

- 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 Obligation Report
 - 6. PHAS Report, quarterly
 - 7. 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

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| <p>HACEC AGENDA April 25, 2023 ITEM # 1.A. Page 1 of 4</p> |
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- 5. Newsletters, if available

Mr. Johnathan reported on the Consent Agenda.

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

BUSINESS AGENDA

2. CDBG Rehabilitation Loan

A. Closed Session 7:47

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

B. Open Session 7:51

Motion to go into Open Session: Commissioner Weinke
 Second Motion: Commissioner Deutsch
 Motion Carried: Yes- Unanimous Vote

Tom Gordon presented one rehabilitation loan for approval.

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|--------------------|-----------------------------|
| Name: | Randy & Yolanda Hoch |
| Address: | 1010 Meridian Heights Drive |
| Application #: | 7-2021-1 |
| CDBG= | \$16,000.00 |
| HOME= | \$3,500.00 |
| LEAD= | \$3,500.00 |
| ASBESTOS= | |
| Western Dairyland= | |
| HOMEOWNERS FUND= | |
| Approved for= | \$23,000.00 |

Motion to approve as presented: Commissioner Weinke
 Second Motion: Commissioner Jones
 Motion Carried: Yes- Unanimous Vote

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Homeownership Program Guidelines Changes.

Mr. Johnathan reported on the changes made to the Homeownership Program Guidelines. The change being an increase in subsidy to make the program more aligned with the rising home values in the area.

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| <p>HACEC AGENDA April 25, 2023 ITEM # 1.A. Page 2 of 4</p> |
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Motion to approve as presented: Commissioner Weinke
Second Motion: Commissioner Deutsch
Motion Carried: Yes – Unanimous Vote

B. Report and Consideration on a Resolution Regarding Depository Agreements with US Bank

Mr. Johnathan reported on the changes made to the US Bank Account with removing Ms. Schermerhorn and adding Mr. Chouinard.

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

C. Report and Consideration on a Resolution Regarding Housing Authority Designation of Key Staff Person for Transactions with Ameriprise

Mr. Johnathan reported on changes made to Key Staff Person for Ameriprise with removing Ms. Schermerhorn and adding Mr. Chouinard.

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

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

Mr. Johnathan reported on Civil Rights Certification forms needing signatures required by HUD yearly.

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

E. Director's Update/Board Announcements & Directives

Mr. Johnathan stated there are no updates or announcements at this time.

F. Next Meeting Date


April 25, 2023 at 7:45 A.M.

Adjournment: 8:00 A.M.

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

April 25, 2023

Date



M. Laurie Klinkhammer, Chairperson

April 25, 2023

Date



Keith D. Johnathan, Secretary