



MINUTES

January 23, 2024
7:45 AM
Regular Meeting

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

Mr. Weinke called the meeting to order at 7:48 AM with Ms. Deutsch, Mr. Colby, and Mr. Jones present. Ms. Klinkhammer was absent. Ms. Scott called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Vice Chair: Paul Weinke Commissioner: Betty Deutsch Commissioner: Ian Colby Commissioner: Roderick Jones	Chair: Laurie Klinkhammer	Keith Johnathan Jessica Gruber Abby Gregorich Ali Scott

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 – December 27, 2023 & December 29, 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

5. Newsletters, if available

Mr. Johnathan reported on the Consent Agenda.

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

BUSINESS AGENDA

2. **Business Agenda**

- A. CDBG Loans (None this Month)

3. **Business Considerations**

- A. **Report and Consideration on a Resolution Regarding Administrative Policies Public Housing.**

Mr. Johnathan reported on the Administrative Policies that policies get approved by the board on an annual basis.

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

- B. **Report and Consideration on a Resolution Regarding Tenant Related Policies Public Housing.**

Mr. Johnathan reported on the occupancy policies that are approved by the board annually.

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

- C. **Report and Consideration on a Resolution Regarding Community Development Block Grant Program and Home Investment Partnership Program Policy Revisions.**

Mr. Johnathan reported on revisions made to Community Development Block Grant Program and Home Investment Partnership Program Policy revisions.

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

- D. **Report regarding Pay Plan Revision.**

Mr. Johnathan reported on the request for a pay plan revision.

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

E. Discussion Regarding Sale of Excess Property South of Runway Avenue-Parcel Number 16-0469-C.

Mr. Johnathan reported on the successful price negotiation of the property. Housing Authority is now waiting for the offer to purchase.

F. Report and Consideration on a Resolution Regarding Owen Rust Memorial Apartments Contract Rent Revisions.

Mr. Johnathan reported on Owen Rust Apartments Contract Rent Contract, waiting for documents from WHEDA. This item will be tabled until February's Agenda meeting.

G. Report and Consideration regarding Interim Executive Director.

Mr. Johnathan reported on Aaron White's appointment of Interim Director effective February 1st, 2024.

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

H. Report and Consideration Regarding Appointment of the New Housing Authority Executive Director.

Mr. Johnathan reported on Jessica Olsen-Bue's appointment as the new Housing Authority Executive Director effective March 18th, 2024.

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

4. Director's Update/ Board Announcements & Directives

Mr. Johnathan reported on the lawsuits that are ongoing at this moment.

5. Next Meeting Date

February 27th, 2024.

**HACEC AGENDA
February 27, 2023
ITEM # 1.A.1.
Page 3 of 4**

Adjournment: 8:15 A.M.

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

February 27, 2024

Date



M. Laurie Klinkhammer, Chairperson

February 27, 2024

Date



Aaron White, Secretary

**HACEC AGENDA
February 27, 2023
ITEM # 1.A.1.
Page 4 of 4**