



MINUTES

February 27, 2024
7:45 AM
Regular Meeting

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

Mr. Klinkhammer called the meeting to order at 7:45 AM with Mr. Weinke and Ms. Deutsch present. Mr. Jones and Mr. Colby were absent. Ms. Scott called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: Laurie Klinkhammer Vice Chair: Paul Weinke Commissioner: Betty Deutsch	Commissioner: Ian Colby Commissioner: Roderick Jones	Aaron White Ali Scott Abby Gregorich Tom Gordon

Interim Director Aaron White was in attendance. Former Director Keith Johnathan facilitated the meeting.

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 –January 23, 2024.**

- 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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5. Newsletters, if available

Mr. Johnathan reported on the Consent Agenda.

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

BUSINESS AGENDA

2. CDBG Rehabilitation Loan – 105 Simon Ct.

A. Closed Session 7:47

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

B. Open Session 7:49

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

Tom Gordon presented one rehabilitation loan for approval.

Name:	Brian L. Ward
Address:	105 Simon Ct
Application #:	7-2023-1
CDBG=	\$40,000.00
HOME=	\$7,000.00
LEAD=	\$7,000.00
ASBESTOS=	
Western Dairyland=	
HOMEOWNERS FUND=	
Approved for=	\$54,000.00

Motion to approve as presented: Vice Chair Weinke
Second Motion: Commissioner Deutsch
Motion Carried: Yes- Unanimous Vote

3. Business Considerations

A. Report on Major Purchases.

Mr. Johnathan reported on the Major Purchases as a discussion item.

Viking Electrical Supply INC	Smoke Alarms
Major Exteriors	Roof Replacement-2705 3 Rd St.
Major Exteriors	Roof Replacement-2824 4 th St.
Carpet City Eau Claire	Carpet replacement in PTT #25
Down to Earth LLC	Retaining Wall Replacement
Wieser Precast Doric Vault	Outside step replacement 3320 and 3322 Runway Ave.
Squeegee Squad	Window and Gutter cleaning
Viking Electrical Supply INC	Smoke Alarms
Carpet City Eau Claire	Carpet replacement in 615 Hobart St.
Special T Siding LLC	Public Housing Window Replacement
Carpet City Eau Claire	Carpet replacement in 2625 Sessions CT
Carpet City Eau Claire	Carpet replacement in 521 Niagara

4. Planning Session 2024

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 housing program and their plans to be upgraded and/or maintained.

5. Director's Update/ Board Announcements & Directives

Mr. Johnathan reported on the end of the previous 5 year plan and the steps that will be taken to create the next 5 year plan.

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

Mr. White reported on a CDBG loan dispute that has since been resolved to the satisfaction of himself, Mr. Johnathan, and the Program Specialist Mr. Jorgensen.

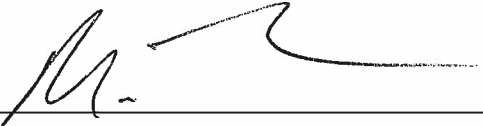
6. Next Meeting Date

March 26th, 2024.


Adjournment: 8:08A.M.

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

March 26, 2024
Date


M. Laurie Klinkhammer, Chairperson

March 26, 2024
Date


Jessica Oleson-Bue, Secretary