

*MINUTES*

January 31, 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 7:47 AM with Ms. Deutsch via phone, and Mr. Weinke present. Mr. Roderick and Mr. Yang were absent. Ms. Schermerhorn called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: Laurie Klinkhammer Vice Chair: Paul Weinke Commissioner: Betty Deutsch (Via phone)	Commissioner: Dang Yang Commissioner: Roderick Jones	Keith Johnathan Ruth Schermerhorn Christopher Chouinard

**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, 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 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

**HACEC AGENDA**  
February 28, 2023  
**ITEM # 1.A.**  
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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 Deutsch  
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 Purchase of Neighborly Software.**

Mr. Johnathan reported that this Neighborly Software will help effectively run the CDBG and HOME Programs.

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

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

Mr. Johnathan reported on the Administrative Policies that every year all of the policies are approved by the board. There were no changes.

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

- C. **Report and Consideration on a Resolution Regarding Public Housing Occupancy Policies.**

Mr. Johnathan reported on the Occupancy Policies that every year all of the policies are approved by the board. There were no changes.

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

- D. **Report and Consideration on a Resolution Regarding Owen Rust Memorial Apartment Gross Rent Changes.**

Mr. Johnathan reported on the Owen Rust Memorial Apartment Gross Rent Changes that were approved by WHEDA.

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 on a Fair Housing Complaint update that there was a new investigator appointed in this case.

**5. Next Meeting Date**

February 28, 2023

Adjournment: 7:57 A.M.

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

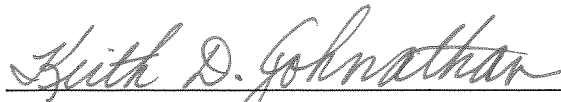
February 28, 2023

Date

  
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M. Laurie Klinkhammer, Chairperson

February 28, 2023

Date

  
\_\_\_\_\_  
Keith D. Johnathan, Secretary