



MINUTES
February 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 7:45 AM with Mr. Weinke, Ms. Deutsch and Dr. Jones present. Mr. Yang was absent. Ms. Schermerhorn 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 Ruth Schermerhorn 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 – January 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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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. Business Agenda

A. CDBG Loans (None this month)

3. Business Considerations

A. Report Regarding Major Purchases

Mr. Johnathan reported on recent major purchases:

Bartingale Mechanical, Inc	Furnace & Boiler Replacement
Wieser Precast Doric Vault Co.	Install precast concrete steps
Steamatic of Western WISC.	Park Tower Apartments- repair damaged flooring, patch, and paint and wall damage.
American Fence Company	Park Tower Apartments- Penthouse roller gate & 1sts floor trash chute enclosure
TK Elevator Corporation	Owen Rust Memorial Apartments Elevator repair
Handtrucks 2 GO	WESCO Platform Power Stacker 1,000 lb capacity.
No Mercy Excavating	706 Hobart Demolition

B. Report and Consideration on a Resolution Regarding Pay Plan Revision

Mr. Johnathan reported on the changes made to the Pay Plan Revision. The change was made to the Maintenance and Ground Technician Position.

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

C. Report and Consideration on a Resolution Regarding ACOP Revision.

Mr. Johnathan reported on changes made to the Housing Authority's Admissions and Continued Occupancy Policy (ACOP).

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

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D. Report and Consideration on a Resolution Regarding Lease Revision.

Mr. Johnathan reported on changes made to the Public Housing program lease.

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

4. Planning Session

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 item on the Annual Planning Session and discussed the Major Improvements for this year, broken down by each program.

5. Director's Update/Board Announcements & Directives

Mr. Johnathan reported that local housing organizations have approached the Housing Authority about working together to make a universal application between local housing organizations. Mr. Johnathan reported that this would be difficult as the Housing Authority has federal, state, and local regulations and/or laws that we need to abide by.

6. Next Meeting Date

March 28, 2023 at 7:45 A.M.

Adjournment: 8:19 A.M.

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

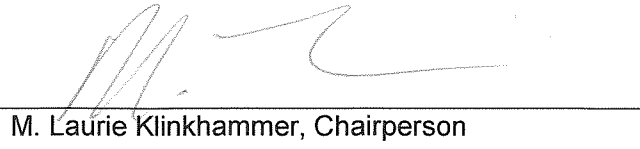
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Date

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Date



M. Laurie Klinkhammer, Chairperson



Keith D. Johnathan, Secretary