



MINUTES

May 24, 2023
5:00 PM
Regular Meeting

Hanger 54 Grill
3800 Starr Ave
Eau Claire, WI 54703

Ms. Klinkhammer called the meeting to order at 5:00 PM with Ms. Deutsch, Mr. Jones, Mr. Colby and Mr. Weinke present. 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: Ian Colby		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. Introduction of New Board Member

Mr. Johnathan welcomed Ian Colby to the Board replacing Dang Yang.

B. Elections of Officers- Chairperson Klinkhammer and Vice-Chair Weinke were nominated for their respective positions

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

C. Minutes – April 31, 2023

D. 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

E. Housing Authority Financial Monthly Reports

1. Monthly Expenditures
2. Operating Statements, if available
3. Investments
4. 30-Day Tenant Delinquencies

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- 5. Tenant Obligation Report
- 6. PHAS Report, quarterly
- 7. Tax Intercept Update, quarterly

F. 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 Weinke
 Second Motion: Commissioner Jones
 Motion Carried: Yes – Unanimous Vote

BUSINESS AGENDA

2. CDBG Rehabilitation Loan

A. Closed Session 5:05

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

B. Open Session 5:10

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

Keith Johnathan presented one rehabilitation loan for approval.

Name:	Dorothy Buxton
Address:	2735 6 th St
Application #:	8-2021-D
CDBG=	\$36,000.00
HOME=	\$7,000.00
LEAD=	\$7,000.00
ASBESTOS=	
Western Dairyland=	
HOMEOWNERS FUND=	
Approved for=	\$50,000.00

Motion to approve as presented: Commissioner Weinke
 Second Motion: Commissioner Jones

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Motion Carried: Yes- Unanimous Vote

3. Business Considerations

A. Report and Consideration on a Resolution Regarding the Purchase of a Homeownership Property.

Mr. Johnathan reported on the purchase of a single-family home at 406 Talmadge Street to be used in the Homeownership Program.

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

B. Report and Consideration on a Resolution Regarding Public Housing Non-Subsidized House Rules Revision

Mr. Johnathan reported on the revisions made to the Public Housing Non-Subsidized House Rules. Changes were made on outdoor/indoor grill storage.

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

C. Report and Consideration on a Resolution Regarding Administrative and Continued Occupancy (ACOP) Revisions

Mr. Johnathan reported on changes made to the Housing Authority's Admissions and Continued Occupancy Policy (ACOP). Changes were made in Over-income families section in the Lease Terminations chapter.

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

Note: Items D & E were approved together

D. Report and Consideration on a Resolution Regarding Addendum to Memorandum of Understanding with the Chippewa County Housing Authority

Mr. Johnathan reported on the addendum memorandum allowing Chippewa county housing authority to administer their vouchers in Eau Claire city limits.

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

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E. Report and Consideration on a Resolution Regarding Addendum to Memorandum of Understanding with the Eau Claire County Housing Authority

Mr. Johnathan reported on the addendum memorandum allowing Eau Claire County Housing Authority to administer their vouchers in Eau Claire city limits.

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

F. Presentation of The Eau Claire Housing Authority 2022 Annual Report

Mr. Johnathan presented the Housing Authority's Annual Report.

G. Director's Update/Board Announcements & Directives

Mr. Johnathan reported on the mole lawsuit.

H. Next Meeting Date

June 27, 2023 at 7:45 A.M.

Adjournment: 5:31 P.M.

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

July 25, 2023
Date

By: P. H. W. J. Vice-Chair
M. Laurie Klinkhammer, Chairperson

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Keith D. Johnathan
Keith D. Johnathan, Secretary

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