



MINUTES

September 26, 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 Ms. Deutsch, Mr. Colby, Mr. Weinke, and Mr. Jones present. Ms. Gregorich 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		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. Minutes – August 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

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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 Colby
 Motion Carried: Yes – Unanimous Vote

BUSINESS AGENDA

2. CDBG Rehabilitation Loan

A. Closed Session 7:49

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

B. Open Session 7:53

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

Tom Gordon presented two rehabilitations loan for approval.

Name:	Steven P. Jarocki
Address:	1211 E Filmore Ave
Application #:	05-2021-
CDBG=	\$10,000.00
HOME=	\$3,500.00
LEAD=	\$3,500.00
ASBESTOS=	
Western Dairyland=	\$7,000.00
HOMEOWNERS FUND=	
Approved for=	\$24,000.00

Name:	Parker A. Warner
Address:	2109 Edgewood Lane
Application #:	15-2023-
CDBG=	\$28,000.00
HOME=	\$7,000.00
LEAD=	\$7,000.00
ASBESTOS=	
Western Dairyland=	
HOMEOWNERS FUND=	
Approved for=	\$42,000.00

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

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Public Housing Utility Allowance

Mr. Johnathan reported on the utility allowance schedule for Public Housing.

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

(Resolution was prepared in error and will go back in the proper format next month).

B. Report and Consideration on a Resolution Regarding Park Tower Apartments and Townhouses Contract Rent Change

Mr. Johnathan reported on proposed Park Tower Apartments and Townhouses contract rent change, which goes into effect November 16, 2023.

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

C. Report and Consideration on a Resolution Regarding Substantial Rehabilitation Gross Rent Changes

Mr. Johnathan reported that they have not received the information from Wisconsin Housing and Economic Development Authority (WHEDA) for Substantial Rehabilitation Gross Rent Change; therefore, it will be in next month's meeting.

D. Report and Consideration on a Resolution Regarding Revisions to the CDBG Housing Rehabilitation Handbook and Loan Terms and Conditions

Mr. Johnathan reported on changes made to the CDBG Housing Rehabilitation Handbook. Changes were made in the open-ended mortgages/subordination agreement section.

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

4. Director's Update/Board Announcements & Directives

Mr. Johnathan reported on insurance bids. Mr. Johnathan is currently reviewing them and will be bringing them to the next month's board meeting.

Mr. Johnathan reported more changes coming from HUD including HOTMA and NSPIRE.

Mr. Johnathan reported with all of the changes from Hud, there will be new a version of the ACOP coming to the board for approval in the December meeting.

5. Next Meeting Date

October 24, 2023

Adjournment: 8:03 A.M.

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

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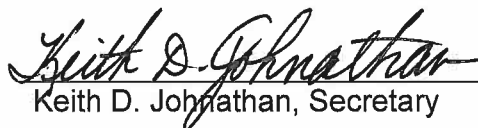
Date

October 24, 2023

Date



M. Laurie Klinkhammer, Chairperson



Keith D. Johnathan, Secretary