



MINUTES
October 24, 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 7:49 AM with Mr. Weinke, Ms. Deutsch, Mr. Colby, 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 Jessica Gruber 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 – September 26, 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. Business Agenda

- A. CDBG Loans (None this Month)

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 Weinke
Motion Carried: Yes – Unanimous Vote

B. Report and Consideration on a Resolution Regarding Home Tenant Based Rent Assistance (TBRA) Program Utility Allowance Revisions

Mr. Johnathan reported on revisions to the utility allowance schedule for the HOME TBRA Program.

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

C. Report and Consideration on a Resolution Regarding Housing Authority Public Officials and Employer Practices and Crime Insurance Coverage

Mr. Johnathan reported on Spectrum Insurance for Crime and Public Officials and Employment Practices Liability and recommended approval.

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

D. Report and Consideration on a Resolution Regarding Housing Authority All Risk Multi-Peril Insurance Coverage (Property), Professional Liability Insurance Coverage, Automobile

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Insurance, Commercial Umbrella Insurance, and Business Office Coverage Insurance Coverage

Mr. Johnathan reported on American Family for All Risk Multi-Peril Insurance Coverage (Property), Professional Liability Insurance Coverage, Automobile Insurance, Commercial Umbrella Insurance, and Business Office Coverage Insurance Coverage and recommended approval.

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

E. Report and Consideration on a Resolution Regarding Public Housing Flat Rent Changes

Mr. Johnathan reported on the Public Housing flat rent changes, which take effect on November 1st 2023.

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

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

Mr. Johnathan reported on the Substantial Rehabilitation gross rent changes, which take effect on January 8, 2024

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

G. Report and Consideration on a Resolution Regarding Personnel Policy Revisions

Mr. Johnathan reported on revisions to the Housing Authority's Personnel Policy.

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

H. Report and Consideration on a Resolution Regarding Owen Rust Memorial Apartment Rent Changes

Mr. Johnathan reported on Owen Rust Memorial Apartment contract rent changes, which will take effect March 1, 2024.

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

4. Director's Update/ Board Announcements & Directives

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

Mr. Johnathan reported on the progress of the re-build of 706 Hobart, which was destroyed by a fire in July 2022.

5. Next Meeting Date

November 28, 2023

Adjournment: 8:24 A.M.

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

November 28, 2024

Date



M. Laurie Klinkhammer, Chairperson

November 28, 2024

Date



Keith D. Johnathan, Secretary