



MINUTES

December 27, 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 present. Mr. Jones was absent. 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 – November 28, 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 7:48

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

B. Open Session 7:52

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

Tom Gordon presented one rehabilitations loan for approval.

Name:	Debra Sandvig
Address:	2002 Hogeboom Ave
Application #:	06-2023-D
CDBG=	
HOME=	\$7,000.00
LEAD=	\$7,000.00
ASBESTOS=	
Western Dairyland=	
HOMEOWNERS FUND=	
Approved for=	\$53,000.00

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

3. Business Considerations

A. Report Regarding Housing Authority Audit

Mr. Johnathan presented the 2022 Housing Authority Audit.

B. Report and Consideration on a Resolution Regarding Affordable Housing, Park Tower Townhouses, Public Housing, Substantial Rehabilitation, and Transitional Housing House Rules Revisions.

Mr. Johnathan reported on House Rules Revisions in the rent, additional monies owed/payment schedules, and the seasonal displays sections.

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

C. Report and Consideration on a Resolution Regarding Public Housing Administrative & Continued Occupancy Policy (ACOP) revisions.

Mr. Johnathan reported on changes made to the Housing Authority’s Public Housing Admissions and Continued Occupancy Policy (ACOP) in Chapters 1,3,6,7,9,13,15, and 16. These changes are a result of the HOTMA rule.

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

D. Report and Consideration on a Resolution Regarding Sale of Excess Property South of Runway Avenue- Parcel Number 16-0469-C

Mr. Johnathan reported that we have a wanted buyer for the excess property south of Runway Avenue that is lower then the appraisal given for the property. Mr. Johnathan wanted to discuss the offer with the Board. At the Board’s direction, Mr. Johnathan was instructed to negotiate with the buyer and accept an offer in excess of \$40,000.00.

E. Report and Consideration on a Resolution Regarding Changes to the Public Housing, Affordable Housing, HOME TBRA, Owen Rust Memorial Apartment, Park Tower Apartments, and Substantial Rehabilitation Retro-Active Rent Policy

Mr. Johnathan reported on changes to Retro-Active Rent Policy for Public Housing, Affordable Housing, HOME TBRA, Owen Rust Memorial Apartment, Park Tower Apartments, and Substantial Rehabilitation with removing the seven-day warning letters.

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

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F. Report and Consideration on a Resolution Regarding Changes to the Public Housing, Affordable Housing, Home TBRA, Owen Rust Memorial Apartments, Park Tower Apartments, Park Tower Townhouses, and Substantial Rehabilitation Rent Collection Policy.

Mr. Johnathan reported on Rent Collection Policy for Public Housing, Affordable Housing, Home TBRA, Owen Rust Memorial Apartments, Park Tower Apartments,

Park Tower Townhouses, and Substantial Rehabilitation removing the seven-day warning letters.

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

G. Report and Consideration on a Resolution Regarding Addition to the Housing Authority Depository Agreements with US Bank

Mr. Johnathan reported on changes made to the US Bank account with adding Mr. Jorgensen.

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 there are no updates or announcements at this time.

5. Next Meeting Date

January 23, 2024

Adjournment: 8:10 A.M.

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

January 23, 2024

Date

By: P. L. W. F. Vice-Chair
M. Laurie Klinkhammer, Chairperson

January 23, 2024

Date

Keith D. Johnathan
Keith D. Johnathan, Secretary