



MINUTES
September 27, 2022
7:45 A.M. Regular Meeting

LOCATION:
Council Chambers
Eau Claire City Hall
203 S Farwell St
Eau Claire, WI
54701

Chairperson Klinkhammer called the meeting to order at 7:46 AM with Chairperson Klinkhammer, Vice-Chair Weinke, Commissioner Deutsch, Commissioner Yang, and Commissioner Jones present. Ms. Friedrich called the role:

Members Present		Members Absent	Staff Present
Chair: Laurie Klinkhammer	Commissioner's: Betty Deutsch		Keith Johnathan Ruth Schermerhorn
Vice Chair: Paul Weinke	Roderick Jones Dang Yang		Melissa Friedrich Thomas Gordon

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 of August 25, 2022 meeting
 - 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
 5. Newsletters, if available

Mr. Johnathan reported on the consent agenda.

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

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BUSINESS AGENDA

2. Consideration of Change Order for CDBG Rehabilitation Project at 1715 Birch Street

Mr. Johnathan reported on the additional money that is needed for the project at 1715 Birch street due to rotten roof sheathing found after existing roof was torn off.

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

3. Report and Consideration on the Following Items:

A. Changes to the CDBG Rehabilitation Program Environmental Review Policies and Procedures

Mr. Johnathan reported on the changes to the CDBG Rehabilitation Program Environmental Review policies and procedures.

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

B. Park Tower Apartments Security and Fire Systems Upgrade Change Order.

Mr. Johnathan reported the need for the upgrade on the Security and Fire systems which will increase handicapped accessibility.

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

C. Park Tower Apartments Security and Fire Systems Upgrade Professional Services Change Order.

Mr. Johnathan reported that a change order was needed as a result of the previous Agenda item as it would require the consultant, Michaud Cooley Erickson, to create additional plans as well as site visits.

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

D. Elevator Modernization at Park Tower Apartments

Mr. Johnathan reported on the modernization/modifications that will be done to update the Elevator system, including Addendum #1.

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

E. Proposed Public Housing Flat Rent/Cap Rent Changes

Mr. Johnathan reported on proposed Public Housing Flat Rent/Cap Rent changes, which goes into effect on January 1, 2023.

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

F. Utility Allowance Schedule for HOME TBRA

Mr. Johnathan reported on the Utility Allowance Schedule for HOME TBRA, which goes into effect on January 1, 2023.

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

G. Civil Rights Certification

Mr. Johnathan reported on the Civil Rights Certification.

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

4. Director's Update/Announcements

Mr. Johnathan stated there is nothing at this time.

5. Next meeting date, if applicable

Tuesday October 25, 2022 at 7:45 AM

6. Adjournment.: 8:05 AM

Motion to approve: Commissioner Weinke
Second Motion: Commissioner Yang
Motion Carried: Yes-Unanimous Vote

October 25, 2022

Date


M. Laurie Klinkhammer, Chairperson

October 25, 2022

Date


Keith D. Johnathan, Secretary