

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE
BOARD OF COMMISSIONERS BOARD MEETING MINUTES

Wednesday, February 27, 2013
11:30 A.M.
Regular Meeting & Planning Session

Green Mill Restaurant, Holiday Inn Campus
2703 Craig Road
Eau Claire, WI 54701

OPEN SESSION

Vice Chairman Prindle called the meeting to order at 11:35 A.M.

1. Roll Call

MEMBERS PRESENT: Vice Chair Prindle, and Commissioner Dalton, and Commissioner Smith
MEMBERS ABSENT: Chairman Klinkhammer and Commissioner Mitchell
STAFF PRESENT: Mr. Johnathan, Mr. Bolstad, Ms. Schermerhorn, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

CLOSED SESSION

The Housing Authority may convene in closed session pursuant to Section 19.85 (1) (f), of the Wisconsin Statutes for discussion of rehabilitation loans and relocation payments to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the tenant, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.

Commissioner Smith moved to go into closed session and Commissioner Dalton seconded.

Roll Call: Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

The meeting continued in closed session at 11:36 A.M.

Chair Klinkhammer arrived at 11:36 A.M.

Commissioner Smith moved to go into open session and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

The meeting proceeded into open session at 11:42 A.M.

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OPEN SESSION

2. Report and Consideration on CDBG Housing Rehabilitations Loan, if available

Mr. Bolstad presented the following loan for the board's approval:

Name:	Rebecca & Wayd Peterson	Elizabeth Kessler
Address:	736 N Barstow Street	2434 Waller Street
Application #:	5-2012-xxxx-D	19-2012-xxxx-I
CDBG =	\$ 13,700.00	\$ 17,000.00
HOME =	2,500.00	3,000.00
LEAD =	2,500.00	3,000.00
ASBESTOS =	0.00	0.00
HOME OWNER'S FUNDS =	0.00	0.00
Approved for:	\$ 18,700.00	\$23,000.00

Vice Chair Prindle moved to approve the CDBG Rehab Loans and Commissioner Dalton seconded.

Consent Agenda

3. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of January 28, 2013
- B. Monthly Status on CDBG Rehabilitation Loans
- C. CDBG Rehabilitation Loan Program Delinquency Report
- D. Monthly Expenditures
- E. Operating Statements of Housing Authority Rental Assistance Programs, if available
- F. Housing Authority Investments
- G. Tenant 30-Day Delinquency Report
- H. Housing Authority Waiting Lists
- I. New Tenant Placement Report
- J. Tenant Occupancy Report
- K. Summary of Terminations, Appeals, and Hearing Results
- L. Housing Authority Newsletters

Mr. Johnathan reported on the consent agenda.

Commissioner Dalton moved to approve the consent agenda and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

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Business Agenda

4. Report and Consideration on a Resolution Regarding HOME Affordable Housing Lease Revisions

Mr. Johnathan reported the revisions were to update this lease for uniformity across all programs.

Commissioner Smith moved to approve the Resolution and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

5. Report and Consideration on a Resolution Regarding Annual Furnace Maintenance

Mr. Johnathan reported that the annual furnace maintenance is due. The contract is to be awarded to Indoor Comfort Inc. in the amount of \$7,188.00.

Commissioner Smith moved to approve the Resolution and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

6. Director's Update on Housing Authority Properties, Programs, and Activities

Mr. Johnathan reported that rehabilitation on the new Home Ownership unit on Tyler Avenue has begun.

Mr. Johnathan reported no updates at this time when asked about pending lawsuits.

7. Announcements and Directives

None.

Planning Session

8. Housing Authority Planning Session for 2013 Programs

A. Reports

1. Board of Commissioners
2. Housing Organizational Chart
3. Housing Rehabilitation Loans
4. Rental Housing Placements
5. Statistics
6. Housing Vacancy Summary

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7. Voucher Analysis
8. Summary of Terminations and Appeals
9. 2009 Combined Housing Budget

Mr. Johnathan reported on the various reports.

B. 2013 Major Improvements and Planning Discussion

Mr. Johnathan discussed the proposed improvements and plans for all Housing Authority and Housing Division programs.

The meeting broke at 11:56 A.M. and resumed at 12:01 P.M.

9. Set Date for Next Meeting

If there is business before the Board, the March Board meeting is tentatively scheduled for Wednesday, April 3, 2013 at 7:45 A.M. The Board will be informed as to a meeting status.


The April Board meeting is scheduled for Monday, April 29, 2013 at 7:45 A.M. in the City Council Chambers.

Commissioner Dalton moved to adjourn the meeting and Commissioner Smith seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; and Commissioner Smith – Aye

The meeting adjourned at 12:27 P.M.

April 29, 2013
Date


M. Laurie Klinkhammer, Chairman

April 29, 2013
Date


Keith D. Johnathan, Secretary

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