

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

**Monday, August 26, 2013**  
**7:45 A.M.**  
**Regular Meeting**

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

**OPEN SESSION**

Chairman Klinkhammer called the meeting to order at 7:47 A.M.

**1. Roll Call**

**MEMBERS PRESENT:** Chair Klinkhammer, Vice Chair Prindle, Commissioner Dalton, and  
Commissioner Xiong

**MEMBERS ABSENT:** Commissioner Smith

**STAFF PRESENT:** Mr. Johnathan, Mr. Bolstad, 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.*

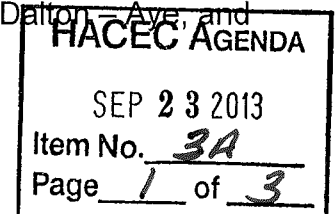
Vice Chair Prindle moved to go into closed session and Commissioner Dalton seconded.

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

The meeting continued in closed session at 7:48 A.M.

Vice Chair Prindle 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 8:03 A.M.

## 2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

Mr. Johnathan and Mr. Bolstad presented the following loans for the board's approval:

Name:	Leota Rasmussen	Ka Pao Thao & Ai Vang
Address:	1501 Avenue A	2831 Hemlock Lane
Application #:	09-2013-xxxx-D	06-2013-xxxx-I
CDBG =	\$ 23,500.00	\$20,000.00
HOME =	2,500.00	3,500.00
LEAD =	2,500.00	3,500.00
ASBESTOS =	3,000.00	0.00
HOME OWNER'S FUNDS =	0.00	0.00
<b>Approved for:</b>	<b>\$ 23,500.00</b>	<b>27,000.00</b>

Vice Chair Prindle moved to approve the CDBG Rehab Loan for Hemlock Lane and table the loan for Avenue A and Commissioner Xiong seconded.

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

## 3. Report and Consideration on the Consent Agenda

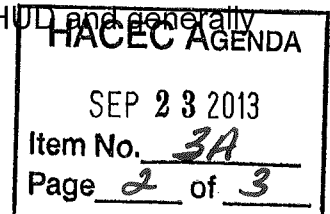
- A. Minutes from the Meeting of July 22, 2013
- B. Monthly Status on CDBG Rehabilitation Loans
- C. CDBG Rehabilitation Loan Program Delinquency Report
- D. Monthly Expenditures
- E. Operating Statements of Housing Authority Rental Assistance Programs
- F. Housing Authority Investments, if available
- 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

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; Commissioner Smith – Aye; and Commissioner Xiong – Aye

## 4. Report and Consideration on a Resolution Regarding Civil Rights Certification

Mr. Johnathan reported the Civil Rights Certification is an annual requirement by HUD and generally a part of the Annual Plan and Five-Year Plan processes.



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

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

**5. Director’s Update on Housing Authority Properties, Programs, and Activities**

Mr. Johnathan updated the Board regarding the lawsuit which is pending against the Housing Authority. Mr. Johnathan reported that the plaintiff in the case has given his deposition and various staff and Board members, some past and some current, will have their depositions scheduled in the future.

Mr. Johnathan reported that the Park Tower Apartments re-roofing and solar panel project will begin within the next 30 days.

**6. Announcements and Directives**

None.

**7. Set Date for Next Meeting**

The next regular Board meeting is scheduled for Monday, September 23, 2013 at 7:45 A.M. in the City Council Chambers at City Hall.

Commissioner Dalton moved to adjourn the meeting and Vice Chair Prindle seconded.

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

The meeting adjourned at 8:10 A.M.



September 23, 2013  
Date

M. Laurie Klinkhammer, Chair  
**William Prindle, Vice Chair**

September 23, 2013  
Date

  
Keith D. Johnathan, Secretary

HACEC AGENDA
SEP 23 2013
Item No. <u>3A</u>
Page <u>3</u> of <u>3</u>