

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

Monday, September 23, 2013
7:45 A.M.
Regular Meeting

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

OPEN SESSION

Vice Chair Prindle called the meeting to order at 7:50 A.M.

1. Roll Call

MEMBERS PRESENT: Vice Chair Prindle, Commissioner Smith, and Commissioner Xiong
MEMBERS ABSENT: Chair Klinkhammer, Commissioner Dalton
STAFF PRESENT: Mr. Johnathan, 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 Xiong seconded.

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

The meeting continued in closed session at 7:51 A.M.

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

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

The meeting proceeded into open session at 7:55 A.M.

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

HACEC AGENDA
DATE <u>09 28 2013</u>
Item No. <u>3A</u>
Page <u>1</u> of <u>4</u>

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

Name:	Leota Rasmussen	Xay Moua & Yer Moua
Address:	1501 Avenue A	3205/3207 Runway Avenue
Application #:	09-2013-xxxx-D	06-2013-xxxx-I
TABLED from 08/26/13		
CDBG =	\$ 23,500.00	\$15,550.00
HOME =	2,500.00	3,000.00
LEAD =	2,500.00	3,000.00
ASBESTOS =	3,000.00	0.00
HOME OWNER'S FUNDS =	0.00	0.00
Approved for:	\$ 23,500.00	21,550.00

Commissioner Xiong moved to approve the CDBG Rehab Loan for Runway Avenue and also approve the loan for Avenue A with it being subject to the life estate being removed prior to signing and Commissioner Smith seconded.

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

3. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of August 26, 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, 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 Smith moved to approve the consent agenda and Commissioner Xiong seconded.

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

4. Report and Consideration on a Resolution Regarding 2014 Housing Authority Annual Plan

Mr. Johnathan reported the Annual Plan is not an annual requirement by HUD, but to maintain the integrity of the Five-Year Plan, we continue to prepare an Annual Plan for preparation of the Five-Year Plan when that process needs to be done.

Commissioner Smith moved to approve the Resolution and Commissioner Xiong seconded

HACEC AGENDA

OCT 28 2013

Item No. 3A1

Page 2 of 4

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

5. Report and Consideration on a Resolution Regarding Public Housing Tenant Participation Funds Policy Implementation

Mr. Johnathan reported that the policy had been established by HUD and has been practiced by the Housing Authority. The Housing Authority is putting the policy in writing at this time.

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

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

6. Report and Consideration on a Resolution Regarding Substantial Rehabilitation Rent Increases

Mr. Johnathan reported that WHEDA allows annual rent increases and after WHEDA has determined and approved the following year's rent amounts, it is brought before the Board for final approval.

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

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

7. Report Regarding Public Housing Assessment System (PHAS) Final Score 12/31/12

Mr. Johnathan reported that this was last year's final score. He explained some of the components that HUD measures the Housing Authority on and that we will be monitored next year due to tenant's personal actions with their personal property causing safety hazards in the units.

8. Report Regarding Supportive Housing Program (SHP) Contract

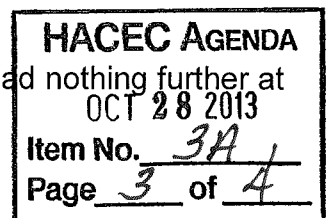
Mr. Johnathan reported that in preparation for the next year's grant, he began to look at the contract more closely and discovered some conflicts that may potentially cause us to no longer apply for and accept the grant.

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

Mr. Johnathan reported that the Park Tower Apartments re-roofing and solar panel project is scheduled to begin today.

10. Announcements and Directives

Commissioner Smith inquired about the lawsuit and Mr. Johnathan reported he had nothing further at this time since his last report.



11. Set Date for Next Meeting

The next regular Board meeting is scheduled for Monday, October 28, 2013 at 7:45 A.M. at City Hall.

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

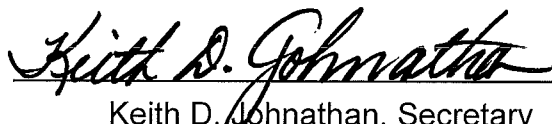
Roll Call: Vice Chair Prindle – Aye; Commissioner Smith – Aye; and Commissioner Xiong – Aye

The meeting adjourned at 8:20 A.M.

October 28, 2013
Date


M. Laurie Klinkhammer, Chair

October 28, 2013
Date


Keith D. Johnathan, Secretary