

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

Monday, December 30, 2013
7:45 A.M.
Regular Meeting

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

Chair Klinkhammer called the meeting to order at 7:46 A.M.

Roll Call

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

OPEN SESSION

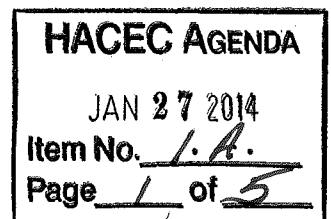
Consent Agenda

1. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of November 25, 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

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

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



Business Agenda

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

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

The meeting continued in closed session at 7:47 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

The meeting proceeded into open session at 7:49 A.M.

OPEN SESSION

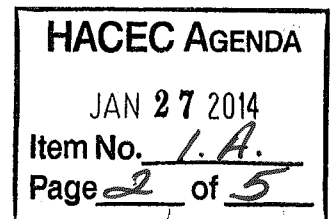
2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

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

Name:	Donna Hamler
Address:	1330 Emery Street
Application #:	15-2013-xxxx-D
CDBG =	\$ 5,469.62
HOME =	0.00
LEAD =	0.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	1,970.38
Approved for:	\$ 7,440.00

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

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



3. Report and Consideration on a Resolution Regarding Public Housing 2014 Operating Budget

Mr. Johnathan reported on the 2014 Public Housing operating budget.

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

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

4. Report and Consideration on a Resolution Regarding Housing Choice Voucher (HCV), Home Ownership, Neighborhood Stabilization Program (NSP) Home Ownership, Affordable Housing, Park Towers, Owen Rust Memorial Apartments, and Substantial Rehabilitation 2014 Operating Budgets

Mr. Johnathan reported on the 2014 operating budgets for various Housing Authority programs.

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

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

5. Report and Consideration on a Resolution Regarding Additional Write-Off of Tenant Related Bad Debts

Mr. Johnathan reported that Housing Authority seeks approval to write-off an additional \$2,408.00 in tenant related bad debts. These bad debts have been secured through tax intercept in an attempt to collect these debts in the future.

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

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

6. Report and Consideration on a Resolution Regarding HAB Inc. Annual Contract Renewal

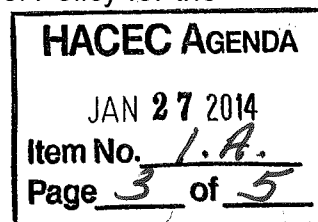
Mr. Johnathan reported that the annual HAB Inc. contract is for the amount of \$5,272.00 for 2014.

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

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

7. Report and Consideration on a Resolution Regarding Personnel Policy Revisions

Mr. Johnathan reported that the updates are more reflective of the City's Personnel Policy for the Health Insurance section.



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

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

8. Report and Consideration on a Resolution Regarding Annual Furnace Maintenance for Public Housing, Affordable Housing, Home Ownership, Substantial Rehabilitation, and Park Tower Townhouses

Mr. Johnathan reported that this annual procedure would be awarded to Indoor Comfort for \$7,695.00.

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

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

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

Mr. Johnathan provided an article on a budget deal approved by the House.

Mr. Johnathan announced an invitation for a volunteer breakfast by City Council for Board members.

Mr. Johnathan announced a potential conversion of the Public Housing program to a program called Rental Assistance Demonstration (RAD) which would be similar to a voucher type program that would help ensure more consistent funding as the Public Housing funds are always diminishing. There would be no reduction of benefits to the tenants and increased management benefits.

Mr. Johnathan reported that the Park Tower Apartments solar panel project was going well.

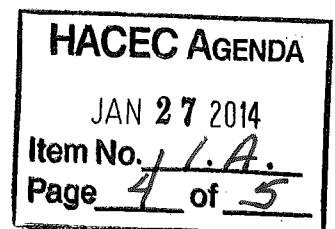
Mr. Johnathan responded to Commissioner Dalton's inquiry regarding a federal lawsuit stating that the court date was set for January 5, 2015.

10. Announcements and Directives

None.

11. Set Date for Next Meeting

The next regular Board meeting is scheduled for Monday, January 27, 2013 at 7:45 A.M. in the City Council Chambers at City Hall.



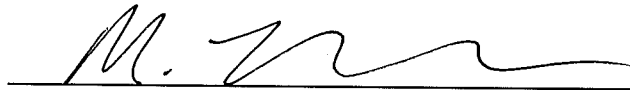
Commissioner Dalton moved to adjourn the meeting and Vice Chair Prindle seconded.

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

The meeting adjourned at 8:07 A.M.

January 27, 2014

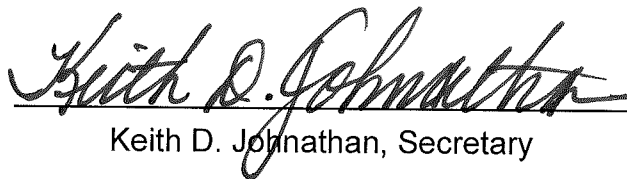
Date



M. Laurie Klinkhammer, Chair

January 27, 2014

Date



Keith D. Johnathan, Secretary

