

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

Monday, February 24, 2014
7:45 A.M.
Regular Meeting & Planning Session

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

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

Roll Call

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

MEMBERS ABSENT: None

STAFF PRESENT: Mr. Johnathan, Mr. Bolstad, and Ms. Schmidt

PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of January 27, 2014
- 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, if available
- M. Tax Intercept Update

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

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

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Business Agenda

Chair Klinkhammer announced that due to no CDBG Housing Rehabilitation Loans being presented this month that the Closed Session was not necessary.

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

None.

3. Report and Consideration on a Resolution Regarding Travel and Training Policy Revisions

Mr. Johnathan reported that revisions reflect the updated rental equivalent calculations.

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

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

4. Report and Consideration on a Resolution Regarding Home Ownership Program Revisions

Mr. Johnathan reported the revisions will eliminate the rent-to-own option making it a direct sale purchase through the real estate agency handling the showing and selling of the units presently.

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

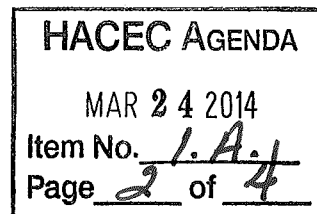
Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;
Commissioner Smith – Aye; Commissioner Xiong – Aye

5. Report and Consideration on a Resolution Regarding Park Tower Townhouses Furnace Replacements for 10 Units

Mr. Johnathan reported that this is the next set of furnace replacements for these units. The contract was awarded to Indoor Comfort in the amount of \$20,143.00.

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

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



6. Report Regarding Public Housing Assessment System (PHAS) December 31, 2013 Update

Mr. Johnathan reported that he has inquired into the reasons behind the vacant unit turnaround time from staff and should have something to report at the next Board meeting.

7. Housing Authority Planning Session for 2014

A. Reports

1. Board of Commissioners
2. Housing Organizational Chart
3. Housing Rehabilitation Loans
4. Rental Housing Placements
5. Statistics
6. Housing Vacancy Summary
7. Voucher Analysis
8. Summary of Terminations and Appeals
9. 2009 Combined Housing Budget

Mr. Johnathan reported on the various reports.

B. 2014 Major Improvements and Planning Discussion

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

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

None.

9. Announcements and Directives

None.

10. Set Date for Next Meeting

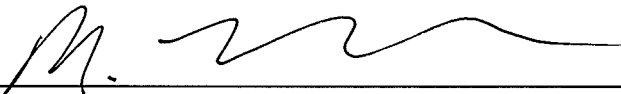
The next regular Board meeting and planning session is scheduled for Monday, March 24, 2014 at 7:45 A.M. in the City Council Chambers at City Hall.

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

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

The meeting adjourned at 8:09 A.M.

March 24, 2014
Date


M. Laurie Klinkhammer, Chair

March 24, 2014
Date


Keith D. Johnathan, Secretary