

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

Monday, March 24, 2014
7:45 A.M.
Regular Meeting

North Conference Room, 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, and Commissioner Smith

MEMBERS ABSENT: Commissioner Xiong

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

PUBLIC IN ATTENDANCE: None

OPEN SESSION

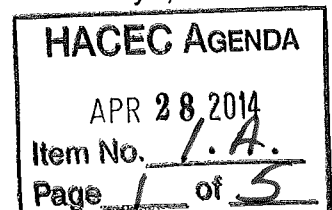
Consent Agenda

1. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of February 24, 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



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

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

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

Commissioner Xiong arrived at 7:48 A.M.

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

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

The meeting proceeded into open session at 7:50 A.M.

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

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

Name:	Eric & Miyoung Morken
Address:	1215 Bellevue Avenue
Application #:	12-2013-xxxx-1
CDBG =	\$ 14,100.00
HOME =	2,500.00
LEAD =	2,500.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	0.00
Approved for:	\$ 14,100.00

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

HACEC AGENDA
APR 28 2014
Item No. <u>1.A.</u>
Page <u>2</u> of <u>5</u>

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

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

Mr. Johnathan reported that revisions reflect the City's revisions.

Vice Chair Prindle moved to approve the Resolution and Commissioner Xiong 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 Park Tower Townhomes Waivers for Placement of 2-Bedroom Families

Mr. Johnathan reported that there is a long 2-bedroom waiting list while 3-bedroom units sit vacant and are available. The Housing Authority has requested from WHEDA approval to proceed with placing 2-bedroom families into 3-bedroom units. The Housing Authority did receive WHEDA approval and are now seeking Board approval.

Vice Chair Prindle 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

5. Report and Consideration on a Resolution Regarding Public Housing Waivers for Placement of 2-Bedroom Families

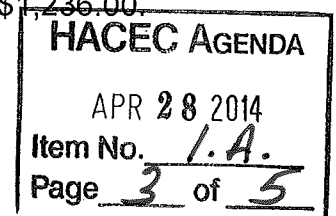
Mr. Johnathan reported that this is similar to the previous item, but for a different program. This program requires HUD approval which has been sought with no response received before the meeting. We are seeking Board approval pending HUD's approval of the waiver.

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

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

6. Report and Consideration on a Resolution Regarding Housing Authority Lawn Treatments

Mr. Johnathan reported that the annual lawn treatments will be divided between two companies for various sites which were defined in the enclosed specifications. TruGreen will be awarded \$6,920.00 for six of ten site locations and NatureScape will be awarded four site locations for \$1,236.00.



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

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

7. Report and Consideration on a Resolution Regarding Park Tower Apartments Wiring and Conduit for Security Cameras

Mr. Johnathan reported that Park Tower Apartments is preparing for an upgraded security system in the near future and that due to work being conducted for the City currently, we were able to secure a bid reflecting any discounts the City had received by combining the bid with the City's and proceeding with the work. The contract was awarded to Net Tel for the amount of \$16,768.79.

Vice Chair Prindle 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

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

Mr. Johnathan reported on a disgruntled potential applicant's email campaign regarding gun storage in Housing Authority units not allowed and the City Manager's response to the applicant in accordance with established Housing Authority policies and HUD regulations. Mr. Johnathan also wanted the Board to know that the applicant had a tour of Park Tower Apartments, pending his turning in his application. He asked the building manager about the firearms policy. He accepted her response with no conflict or confrontation.

Mr. Johnathan reported that one lawsuit was in the process of additional actions for appeals.

Mr. Johnathan reported on the Voucher Program funding issues. Payments for housing assistance funding have increased slightly, however, funding for administrative costs have been reduced. Mr. Johnathan and Ms. Schermerhorn have been talking with HUD officials regarding potential solutions as the overall reduction in funding could mean losing the program altogether. A reduction in staffing may be necessary, but current Voucher holders will not be affected.

Mr. Johnathan reported that his discussions with representatives during his visit to Washington D.C. revolved around the loss of administrative funding. He also found out of several Housing Authorities have lost or are losing their Voucher Program altogether.

Mr. Johnathan reported that Chair Klinkhammer has opted to continue for another 5-year term on the Housing Authority Board.

9. Announcements and Directives

Chair Klinkhammer requested copies of the paperwork received regarding the lawsuit.

HACEC AGENDA
APR 28 2014
Item No. <u>1.A.</u>
Page <u>4</u> of <u>5</u>

10. Set Date for Next Meeting

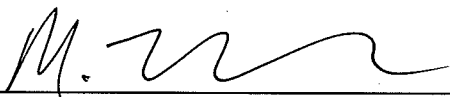
The next regular Board meeting is scheduled for Monday, April 28, 2014 at 7:45 A.M. in the City Council Chambers at City Hall.

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

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

The meeting adjourned at 8:21 A.M.

April 28, 2014
Date


M. Laurie Klinkhammer, Chair

April 28, 2014
Date


Keith D. Johnathan, Secretary