

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

**Monday, August 25, 2014**  
**7:45 A.M.**  
**Regular Meeting**

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

Chair Klinkhammer called the meeting to order at 7:48 A.M.

**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

**OPEN SESSION**

**Business Agenda**

1. **Public Hearing on the Housing Authority Draft Five (5) Year Plan for 2015-2019**

**Consent Agenda**

2. **Report and Consideration on the Consent Agenda**

- A. Minutes from the Meeting of July 28, 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

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- L. Housing Authority Newsletters, if available
- M. Tax Intercept Update, if available

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;  
Commissioner Xiong – 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.

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;  
Commissioner Xiong – Aye

The meeting continued in closed session at 7:50 A.M.

Vice Chair Prindle moved to go into open session and Commissioner Daltohn seconded.

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

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

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

Name:	Wade Schilling	Agnes Domer
Address:	220 Joan Street	620 Hobart Street
Application #:	7-2014-xxxx-D	9-2014-xxxx-D
CDBG =	\$ 17,200.00	\$ 14,900.00
HOME =	3,000.00	2,500.00
LEAD =	3,000.00	0.00
ASBESTOS =	0.00	0.00

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HOME OWNER'S FUNDS =	0.00	0.00
<b>Approved for:</b>	<b>\$ 23,200.00</b>	<b>\$ 17,400.00</b>

**4. Report and Consideration on a Resolution Regarding Park Tower Apartments Window Cleaning Services**

Mr. Johnathan reported that window cleaning services at Park Tower Apartments are generally done on an annual basis; however, due to parapet and other issues, it had been delayed until now. The contract was awarded to Squeegee Squad in the amount of \$3,909.00.

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

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

**5. Report and Consideration on a Resolution Regarding Exception to Policy for the HOME (TBRA) Tenant Based Rental Assistance Program**

Mr. Johnathan reported that WHEDA and its subcontractors are not honoring the transfer of some tenants from the HOME TBRA Program to the Section 8 Voucher Program. Mr. Johnathan is asking for an exception to the policy to extend the affected clients' rental assistance contracts, which have a maximum of two (2) years of assistance per Housing Authority policy, for up to an additional year, which can be granted per Regulations if funding is available, until the issue is resolved with WHEDA.

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

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

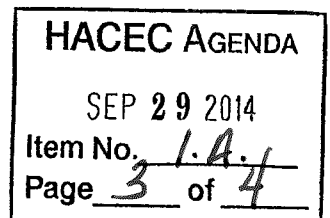
**6. Report Regarding 2013 Housing Authority Audit with Financial Statements**

Mr. Johnathan reported that the finding was the same as previous years whereby the Auditors want a pre-audit conducted before their audit; however, it has proven to be non-cost effective. He will talk with Purchasing and see about revising the bid by incorporating the pre-audit with the next bidding process.

**7. Director's Update / Announcements / Directives**

Mr. Johnathan reported the Park Tower Apartments Solar Project is complete.

Mr. Johnathan reported that the Don Watton case has been denied by the Court of Appeals twice – at original docket and then when that was denied, his appeal to reconsider was denied. He can potentially take his case to the Supreme Court.



Mr. Johnathan has not heard of anything new in regards to the Michal Young case.

**8. Set Date for Next Meeting**

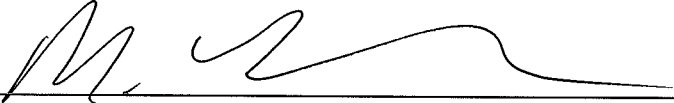
The next Board meeting is scheduled for Monday, September 29, 2014 at 7:45 A.M. in the Council Chambers at City Hall.

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

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

The meeting adjourned at 8:06 A.M.

September 29, 2014  
Date

  
M. Laurie Klinkhammer, Chair

September 29, 2014  
Date

  
Keith D. Johnathan, Secretary