

**APPLETON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING June 15, 2009**

Commissioner Attendees:

Ed Schmidt; Chairperson

Kathy Groat; Vice-Chairperson

Val Dreier; Commissioner

Judy Lange; Commissioner

Commissioner Excused: Patrick DeWall

**Staff Present: Debra Dillenberg; Executive Director, Aaron Hilbert;
Executive Finance Coordinator, Finance Manager; Richard Knudsen**

I. Call to Order-With a quorum of the board being in attendance, Chairperson Schmidt called the meeting to order at 12:30 pm.

Approval of Minutes: Chairperson Schmidt called for a motion to approve the minutes of May 18, 2009 as submitted with no corrections.

Motion to Approve: By Commissioner Dreier.

Motion seconded: By Vice-Chairperson Groat.

Motion carried: Yes.

II. Financial Report:

Aaron reviewed the comprehensive agency financial statements for all programs for the period January through May 31, 2009. Review included Cash & Investments, Financial Summaries for Public Housing, Section 8, Washington Place and other Programs. Aaron stated that the net income for public housing and Washington place was currently higher than budgeted and there was a \$5,000 gain on the sale of the old tractor. Discussion followed. Chairperson Schmidt called for a motion to approve all financial reports as submitted.

Motion to Approve: By Vice-Chairperson Groat.

Motion seconded: By Commissioner Dreier.

Motion carried: Yes.

III. Approval of Bills:

Expenditures for the month of May 2009 were reviewed by the commissioners with Aaron summarizing various expenses in detail. Check detail #11075 through #11230 was provided and reviewed by the commissioners. No check clarification was requested. Chairperson Schmidt called for a motion to approve the bills as submitted.

Motion to Approve \$ 176,316.28 By Vice-Chairperson Groat.

Motion seconded: By Commissioner Dreier.

Motion carried: Yes.

IV. Unfinished Business:

Ms. Dillenberg briefly reviewed a letter from a public housing resident conveying her appreciation of the scholarship award received from the AHA.

V. New Business:

Chairperson Schmidt presented Resolution #2009-12 Public Housing Disposition. Ms. Dillenberg stated that HUD requires resident consultation and the review of comments from current public housing residents occupying homes that have been proposed for disposition under Section 18 of the revised housing act.

Ms. Dillenberg shared comments submitted by the resident of 514 Center Street to the property manager. The resident is agreeable to work with the AHA in the transition of a sale. The AHA must demonstrate due diligence in the relocation efforts of any resident. Chairperson Schmidt called for a motion to approve the disposition after considering the comments of public housing residents.

Motion to Approve Resolution # 2009-12: By Commissioner Dreier.

Motion seconded: By Vice-Chairperson Groat.

Motion carried: Yes.

Chairperson Schmidt presented Resolution #2009-13 Approval of Capital Fund Grant. Ms. Dillenberg explained that there was an opportunity to apply for a national competition grant under the federal recovery stimulus funds. These funds would allow for improvements to Oneida Heights in the category of energy efficiency. Projects could include roofing, boilers, etc. Chairperson Schmidt called for a motion to approve.

Motion to Approve Resolution # 2009-13: By Vice-Chairperson Groat.

Motion seconded: By Commissioner Dreier.

Motion carried: Yes.

Chairperson Schmidt brought forward the HPRP Application and asked Ms. Dillenberg for an update summary. Ms. Dillenberg reminded the board that the Housing Authority was asked to submit an application for Housing Prevention-Rapid Re-Housing funds. The City of Appleton is the lead applicant with the AHA, Salvation Army, Emergency Shelter and Leaven as sub-recipients of the grant. Ms. Dillenberg informed the board members that she was informed PHA's were now exempt from applying under this grant. Therefore, the AHA would no longer be a sub-recipient. Ms. Dillenberg shared her comments that this grant allows for direct rental payments to area landlords and could be confusing for landlords that receive section 8 HAP funds. Ms. Dillenberg will follow up with the appropriate legislative officials regarding future HPRP funding.

No action was necessary.

Chairperson Schmidt asked Ms. Dillenberg to provide an update on the Neighborhood Stabilization Program. Ms. Dillenberg commented that the State has not released funding contracts but technically approved funding levels. The site earmarked for potential purchase by the AHA has been sited by the city as blighted property which meets the eligibility requirements of the grant. Vice-Chairperson Groat commented that the implementation timetable of these grant funds have not changed even though the contracts are arriving substantially late.

Ms. Dillenberg briefly reviewed the department reports with the commissioners. After review and discussion, Chairperson Schmidt called for a motion to approve all department/program reports as submitted.

Motion to approve: By

Motion seconded: By

Motion carried: Yes.

Any other Business:

Ms. Dillenberg stated that the AHA will utilize the former Harmony Café' store to conduct a public sale for AHA materials/furniture that are obsolete. Staff is welcome to bring personal items as long as 10% is donated to the AHA. A date has not been set.

Ms. Dillenberg stated that she is tending the NAHRO Conference in Oregon and therefore would not be available for a July board meeting. Vice-Chairperson Groat and Ms. Dillenberg will also be attending the Home for Everyone Conference in Madison.

Adjournment:

With there being no further business before the board, Chairperson Schmidt called for a motion to adjourn the regular meeting of the board of commissioners.

Motion to Adjourn: By Commissioner Dreier.

Motion seconded: By Vice-Chairperson Groat.

Motion carried: Yes.

Certification: I hereby certify that the foregoing minutes were duly adopted by the Board of Commissioners this 17th Day of August, 2009.

Debra Dillenberg, Board Secretary

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