

## **PUBLIC MEETING NOTICE**

**CHIPPEWA COUNTY HOUSING AUTHORITY**  
**MONDAY, FEBRUARY 22, 2021 at 3:30 p.m**  
**THE MEETING WILL BE ACCESSIBLE VIA CONFERENCE CALL**  
**CALL IN NUMBER: 1-415-655-0001**  
**MEETING NUMBER: 126 584 8427**  
**MEETING PASSWORD: 34977447**

1. Call to Order
2. Roll Call
3. Members of the Public Wishing to be Heard
4. Consent Agenda  
(Unless separation of an item is requested, all will be adopted in one motion)
  1. Approve the Agenda
  2. Approval of the Minutes of the Monday, January 25, 2021 Meeting
  3. Schedule next meeting date – March 22, 2021
5. Reports:
  1. R. McGill Appointment
  2. Update on 120 E. Oak St., Stanley
  3. Update on 218 W. 1<sup>st</sup> Ave., Stanley
  4. Update on Hope Village
6. Business Items:
  1. Approval of the Financial Reports for January 2021
  2. Authorization to Hire Firm to Conduct Feasibility Study for Potential Conversion Project at 15 E. Walnut St., Chippewa Falls
  3. Resolution 2021-3: Authorization to Sell 309 S. State St., Chippewa Falls
  4. Resolution 2021-4: Authorization to Sell 902 Bluff View Circle, Chippewa Falls
7. Agenda Items for Future Consideration
8. Adjournment

Cc: County Media, County Board Chairman, County Clerk and County Administrator

Persons needing additional accommodations should contact Jessica Oleson-Bue at 715-726-7933.



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

**PUBLIC MEETING MINUTES  
CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA)  
MONDAY, JANUARY 25, 2021 AT 2:30 P.M.  
VIA OPEN CONFERENCE CALL**

**1. CALL TO ORDER**

Hoffman called the meeting to order at 2:30 p.m.

**2. ROLL CALL**

Members present: Danielson, Hoffman, Klingenberg, and Jankoski

Members absent: None

Others present: Oleson-Bue

**3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD**

None.

**4. CONSENT AGENDA**

Klingenberg and Jankoski made a motion to approve the meeting agenda, minutes of the December 14, 2020 annual 5-year PHA plan hearing as printed, minutes of the December 14, 2020 meeting as printed, and schedule the next meeting for February 22, 2021. Motion carried with all present voting aye.

**5. REPORTS**

**1. Update on Staff and Office Coverage:** Oleson-Bue referenced the written reports and called for questions; there were none.

**2. Update on Mainstream Voucher Utilization:** Oleson-Bue stated that as of January 1, 2021, thirty-one of the thirty-three Mainstream Vouchers received by the Authority have been leased. Oleson-Bue commended the Authority staff for their hard work in providing rental assistance to new participants in the midst of the COVID-19 pandemic.

**3. Update on Year End Activities:** Oleson-Bue referenced the written reports and noted that the Authority's software vendor, Housing Data Systems, has integrated with Yearli, an E-file service, for year end 1099 and 1098 reporting. With this new system, the Authority is now able to file all 1099s electronically, including those submissions for Clark County Housing Authority and New Auburn Housing Authority.

**4. 3/31/2020 Audit Submitted:** Oleson-Bue referenced the written reports and confirmed that each of the Commissioners received a copy of the 3/31/2020 audit by mail and had adequate time to review the report. Jankoski inquired about HUD's approval of the audit and whether or not HUD had any comments. Oleson-Bue stated that she had not yet received the notice of approval from HUD, but she will update the Commissioners once she receives the notice.

**6. BUSINESS ITEMS**

**1. Approval of the Financial Reports for December 2020:** The written reports were referenced. Hoffman called for questions; there were none. Klingenberg and Danielson made a motion to approve the financial reports for December 2020 as presented. Motion carried with all present voting aye.

**2. Approval of 3/31/2020 Audit:** Danielson and Jankoski made a motion to approve the Authority's 3/31/2020 audit as presented. Motion carried with all present voting aye.

**3. Approval to Update the Tenant Selection Plan for TBRA:** Jankoski and Danielson made a motion to approve the update to deny applicants placement on the waiting list if they have an outstanding debt to a former landlord from prior participation in the TBRA or Section 8 programs. Motion carried with all present voting aye.

**4. Resolution 2021-01: Authorization to Submit Application for Foster Youth to Independence Vouchers:** Oleson-Bue referenced the written reports and clarified that the rental assistance will be provided

directly to landlords on behalf of participating youth. After some discussion, the Commissioners expressed strong support for the program. Klingenberg and Jankoski made a motion to approve Resolution 2021-1. Motion carried with all present voting aye.

**5. Resolution 2021-2: Authorization to Increase Rents for Units Owned by Chippewa County Housing Authority:** Jankoski and Danielson made a motion to approve Resolution 2021-2. Motion carried with all present voting aye.

**7. AGENDA ITEMS FOR FUTURE CONSIDERATION**

Hoffman called for agenda items for future consideration. Jankoski inquired about the status of the project at 218 W. 1<sup>st</sup> Ave, Stanley.

**8. ADJOURNMENT**

Klingenberg and Hoffman made a motion to adjourn at approximately 3:20 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

2/22/2021

Jessica Oleson-Bue  
Executive Director/Secretary to the Commission

Greg Hoffman  
Chair

Date

**Attachment to the Agenda of the February 22, 2021 Meeting  
Chippewa County Housing Authority (CCHA) Commission Meeting**

**Reports:**

- 1. R. McGill Appointment:** The County Board appointed Ronald McGill as the new County Board representative for the Housing Authority Commission. Ronald will replace Leigh Darrow and his term will expire on 12/31/21. I am pleased to welcome Ronald to the Board of Commissioners.
- 2. Update on 120 E. Oak St., Stanley:** This property was purchased by the Authority in 2020 for the purpose of rehabilitating and re-selling the property to a low-to-moderate income homebuyer. The contractor working on the project has completed the insulation, roof and tear-down of the storage building. At this time, the contractor still needs to install/replace windows and exterior doors, front and back porch lead remediation, and some electrical work. We are planning for completion of all repairs to happen by the end of April. Ideally we will sell the property later this spring or summer.
- 3. Update on 218 W. 1<sup>st</sup> Ave., Stanley:** This property was purchased by the Authority with the initial goal of rehabilitating and selling the property. As the project moved forward, we accepted bids for the rehabilitation work, and then determined that it was not cost feasible to rehab the property. We have had all the gas and electric services abandoned, and we are working with the Stanley fire department to conduct a training burn on the property. This is scheduled to occur on either March 20<sup>th</sup> or March 27<sup>th</sup>; we are waiting on final confirmation. After the training burn, the fire department will burn the property to the ground. We have contracted with Dairyland Construction for the clean-up, which will happen within 30 days of the final burn. We will begin looking at plans and cost estimates for replacement housing on the lot.
- 4. Update on Hope Village:** Hope Village has finalized the purchase of a property on Kennedy Road that will be converted into a community center. They also own two vacant lots adjacent to the former oral surgery office. The City of Chippewa Falls has approved the rezoning of the two vacant lots, and a Planned Development Conditional Use Permit, as well as a Special Use Permit, so the plans of Hope Village are moving forward. There was some opposition that arose just before the 2<sup>nd</sup> and final public hearing for the Special Use Permit, but there was an outstanding amount of community support for the Hope Village project. The State has invited the City of Chippewa Falls, in partnership with Hope Village, to submit the full application for Community Development Block Grant - COVID 19 Response (CDBG-CV) funds. The application is due later this month, and it is expected that funding will be awarded in May 2021. The Authority will administer the funds and coordinate contractors, etc. for the renovation of the oral surgery building and infrastructure work (sidewalks, concrete pads, etc). The Davis - Bacon federal wage scale applies to this project, so that will also fall to the Authority, as the grant administrator, to monitor compliance.

**Business Items:**

- 1. Approval of the Financial Reports for January 2021:** See attachment "January '21 Financials."
- 2. Authorization to Hire Firm to Conduct Feasibility Study for Potential Conversion Project at 15 E. Walnut St., Chippewa Falls:** We have been keeping our eyes open for a potential

conversion project to increase the supply of affordable rental units, as well as handicapped accessible units. The State is now allowing CDBG Housing funds to be provided as a five-year forgivable grant for conversion projects. We would not be able to use the active Regional grant for this type of project because the West Central Wisconsin Housing Region does not do rental rehabilitation with CDBG funds. However, we could use CDBG funds from Chippewa County and the City of Chippewa Falls revolving loan funds to support a portion of the cost of a conversion project that the Authority would own and operate as affordable rental units. We looked at the old KNG Mechanical building located at 15 E. Walnut St. Chippewa Falls. Here is a link to the listing:

<https://www.donnellanonline.com/commercial/chippewa-falls-wi/15-e-walnut-street/1532180/>

The building is 5,518 square feet and we would like to see the building converted into seven (one and two bedroom) rental units. We like the neighborhood and the park right across the street, as well as the large lot that would lend well for off-street parking for tenants. I spoke with the City Planner about the property and he stated that he would like to see something done with the property and he feels that would be a good location for residential multi-family but it would need to be rezoned for that purpose. We have conducted an environmental review of the property, and there were no concerns with that. The only finding was two underground tanks that had previously been on the site, but have since been removed. We had a general contractor (CS Construction) come look at the property and asked him to give us a cost estimate on the conversion. He was unable to provide a good estimate without having architectural plans, but he felt the foundation, mechanical systems, and electrical were in good shape. The building is listed for sale at \$189,000, which is reduced from the original listing price of \$229,900. The property has been on the market since June 13, 2019, so there may be some additional flexibility in the sale price. I spoke with Larry Ritzinger (Facilities Director with the County) to discuss the potential project and steps that we would need to take in order to make a determination if the project would be financially feasible. Larry informed me that our first step would be to work with an architectural firm to conduct a feasibility study. I have begun calling firms to obtain quotes on what that would cost. I am also asking these firms whether they would offer a reduced rate or pro bono work as a community development project in partnership with the Authority. I hope to have figures to share with the Commissioners at the meeting, but at this time, I am asking the Commissioners to approve spending up to \$5,000 of management funds to conduct a preliminary feasibility study on the property. It is impossible to know if we should move forward with an offer to purchase without having the necessary information to determine how much this would cost so that I can put together a financing package for a project like this, and determine if the rental revenue would be adequate to cover operating expenses and any mortgage that we might need to take against the property.

- 3. Resolution 2021-3: Authorization to Sell 309 S. State St., Chippewa Falls:** We have received an offer to purchase from the tenant living in one of our rental units located at 309 S. State St. Chippewa Falls. The accepted offer is for \$140,000, which we believe is a fair price based on the City of Chippewa Falls assessment at \$139,900. The Authority's practice has been to encourage tenants to enter homeownership by buying the homes they are renting from us, if they get into a financial position that allows them to secure financing from a lender. In this case, we will be offering down payment assistance with HOME and CDBG funds

to assist with making the home affordable for the buyer. We are expecting to close on the property in March.

4. **Resolution 2020-4: Authorization to Sell 902 Bluff View Circle, Chippewa Falls:** This was the first YouthBuild home that was completed in July 2020. We had a previous accepted offer, but the buyer lost her bank financing and was unable to move forward with the purchase. We now have an accepted offer from a different buyer in the amount of \$223,500. Since the purchase price has changed, we will need the Commissioners to approve a new resolution to authorize the sale. We are expecting to close on the property in March.

## RESOLUTION 2021-03

### Resolution to Sell 309 S. State St., Chippewa Falls, WI

The undersigned being the only members of the Board of Commissioners of the Chippewa County Housing Authority (the "Housing Authority"), do hereby adopt the following resolutions by written consent:

**WHEREAS** the Housing Authority is the owner of the property located at 309 S. State St., Chippewa Falls, WI 54729 (the "Property"); and

**WHEREAS** the Housing Authority has accepted a residential offer to purchase agreement to purchase the Property for the amount of \$140,000.00.

**THEREFORE BE IT RESOLVED** that the Housing Authority approves the sale of the Property in the amount of \$140,000.00 (the "Transaction")

**BE IT FURTHER RESOLVED** that the Housing Authority grants authorization to the Executive Director to execute the Transaction documents on the Housing Authority's behalf and to execute and deliver any and all documents, instruments or agreements contemplated by, or necessary or required in order to effectuate, the foregoing.

Dated this 22<sup>nd</sup> day of February 2021

\_\_\_\_\_  
Gregory Hoffman, Chairman

\_\_\_\_\_  
Colleen Danielson, Commissioner

\_\_\_\_\_  
David Jankoski, Vice Chairman

\_\_\_\_\_  
Art Klingenberg, Commissioner

\_\_\_\_\_  
Ronald McGill, Commissioner

## RESOLUTION 2021-04

### Resolution to Sell 902 Bluffview Circle, Chippewa Falls, WI

The undersigned being the only members of the Board of Commissioners of the Chippewa County Housing Authority (the "Housing Authority"), do hereby adopt the following resolutions by written consent:

**WHEREAS** the Housing Authority is the owner of the property located at 902 Bluffview Circle, Chippewa Falls, WI 54729 (the "Property"); and

**WHEREAS** the Housing Authority has accepted a residential offer to purchase agreement to purchase the Property for the amount of \$223,500.00.

**THEREFORE BE IT RESOLVED** that the Housing Authority approves the sale of the Property in the amount of \$223,500.00 (the "Transaction")

**BE IT FURTHER RESOLVED** that the Housing Authority grants authorization to the Executive Director to execute the Transaction documents on the Housing Authority's behalf and to execute and deliver any and all documents, instruments or agreements contemplated by, or necessary or required in order to effectuate, the foregoing.

Dated this 22<sup>nd</sup> day of February 2021

\_\_\_\_\_  
Gregory Hoffman, Chairman

\_\_\_\_\_  
Colleen Danielson, Commissioner

\_\_\_\_\_  
David Jankoski, Vice Chairman

\_\_\_\_\_  
Art Klingenberg, Commissioner

\_\_\_\_\_  
Ronald McGill, Commissioner



**NEW Chippewa Co Housing Authority**  
**Profit & Loss Budget Performance**  
**January 2021**

	Jan 21	Budget	Apr '20 - Ja...	YTD Budget	Annual Bud...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
700 · Administrative Fees-715	3,804.00	12,083.34	63,038.81	59,583.40	75,000.08
704 · Interest Income-712	242.36	875.00	3,307.29	8,750.00	10,500.00
705 · Donation income-715	1,666.67	2,916.67	31,666.66	29,166.70	35,000.04
715 · Other Revenue-715	0.00		0.28		
717 · Income-715	0.00	0.00	0.00	0.00	0.00
731 · TBRA Admin-715	727.90	1,000.00	7,694.40	10,000.00	12,000.00
738 · Admin Income-715	11,843.40	64,883.33	195,045.19	267,408.30	378,249.96
4999 · Uncategorized Income-715	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>18,284.33</u>	<u>81,758.34</u>	<u>300,752.63</u>	<u>374,908.40</u>	<u>510,750.08</u>
<b>Gross Profit</b>	18,284.33	81,758.34	300,752.63	374,908.40	510,750.08
<b>Expense</b>					
909 · Contract Service-973	1,109.00	2,058.33	15,251.70	20,583.30	24,699.96
910 · CCHA Per Diem-973	385.00	525.00	1,295.00	1,575.00	2,100.00
911 · Salaries-911	26,483.49	29,086.83	314,701.74	296,058.30	351,381.96
912 · Audit Fees-912	-3,250.00	0.00	3,250.00	0.00	3,250.00
915 · Employee Benefits-915	10,526.49	4,273.58	82,476.33	93,428.05	109,216.96
916 · Other Operating-Admin-916	149.71	2,628.60	9,369.73	15,476.00	19,053.20
943 · Maintenance-Contract Costs-973	0.00	1,068.34	2,876.05	3,333.40	4,420.08
961 · Insurance Expenses-961	16,305.70	0.00	16,656.70	1,530.00	1,530.00
962 · Other General Expenses-962	22,784.68	-1,120.83	21,969.44	1,041.70	550.04
967 · Interest Expense-967	0.00		0.00		
9999 · Suspense AC Will Clear	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>74,494.07</u>	<u>38,519.85</u>	<u>467,846.69</u>	<u>433,025.75</u>	<u>516,202.20</u>
<b>Net Ordinary Income</b>	-56,209.74	43,238.49	-167,094.06	-58,117.35	-5,452.12
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
999 · Capital Replacements	0.00		0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-56,209.74</u></u>	<u><u>43,238.49</u></u>	<u><u>-167,094.06</u></u>	<u><u>-58,117.35</u></u>	<u><u>-5,452.12</u></u>

**RECEIPTS AND DISBURSEMENTS  
STATEMENT ENDING JANUARY 2021**

	<b>TOTAL</b>	<b>General Management Account</b>	<b>VISION Account</b>	<b>HCRI Programs Account</b>	<b>Section 8 Account</b>	<b>Federal Programs Account</b>
<b>BALANCE</b>	<b>\$1,920,267.85</b>	\$393,408.53	\$8,624.52	\$280,557.42	\$392,032.31	\$845,645.07
<b>RECEIPTS</b>	<b>\$411,630.65</b>	\$52,239.92	\$0.00	\$5,651.90	\$168,670.08	\$185,068.75
<b>DISBURSEMENTS</b>	<b>\$313,430.23</b>	\$105,266.45	\$46.62	\$212.40	\$173,223.24	\$34,681.52
<b>BALANCE</b>	<b>\$2,018,468.27</b>	<b>\$340,382.00</b>	<b>\$8,577.90</b>	<b>\$285,996.92</b>	<b>\$387,479.15</b>	<b>\$996,032.30</b>
Math check	\$2,018,468.27					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
				2/22/2021		
			Date			
Chairman						

**NEW Chippewa Co Housing Authority**  
**GENERAL MANAGEMENT Account QuickReport**  
 As of January 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						393,408.53
<b>112.10 - NW Bank</b>						393,408.53
<b>112.1 - General/Mgmt</b>						393,408.53
Check	01/04/2021		ACH Fees	NORTHWESTERN BANK	Decmber ACH Fees	-25.60
Deposit	01/04/2021				Deposit	1,666.67
Check	01/06/2021		Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 12/31/20 payroll	-4,584.64
Deposit	01/08/2021				Deposit	1,575.00
Check	01/11/2021	15374		Northern Business Products	Acct # 21557	-291.83
Check	01/11/2021	15375		HOUSING AUTHORITY ACCOUNT...	December accounting services	-1,188.26
Check	01/11/2021	15376		Frank Reith DBA Reith Enterprises	Lawn Care & Snow Removal	-2,195.00
Check	01/11/2021	15377		Chippewa Valley Lawncare	December snow removal	-620.00
Check	01/12/2021	15378		City of Chippewa Falls	2020 Property Tax	-21,250.56
Check	01/12/2021	15379		Jacobsons Hardware	Acct # 68400	-16.99
Check	01/12/2021	15380		EXPRESS DISPOSAL	Customer # 2477 Inv 494609	-697.48
Check	01/12/2021	15381		L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0093930-IN	-710.00
Check	01/12/2021	15382		Andy Clay	12/1 - 12/31/2020 Inspections	-1,441.00
Check	01/12/2021	15383		DAVID JANKOSKI	Oct - Dec 2020	-105.00
Check	01/12/2021	15384		Colleen Danielson	Oct - Dec 2020	-134.58
Check	01/12/2021	15385		Art Klingenberg	Oct - Dec 2020	-125.40
Check	01/12/2021	15386		Greg Hoffman	Oct - Dec 2020	-70.00
Check	01/12/2021	15387		River Valley Newspaper Group	Acct # 116-60081083	-36.06
Check	01/12/2021	15388		Securian Financial Group	Policy # 002832L & 76038	-279.34
Check	01/12/2021	15389		VALERIE PRUEHER	December mileage	-15.81
Check	01/12/2021	15390		RICK D ENDRES	December mileage	-126.99
Check	01/12/2021	15391		Joel Weiss	December mileage	-526.32
Check	01/12/2021	15392		Eau Claire County Housing Authority		-2,399.00
Check	01/12/2021	15393		Cincinnati Insurance	Acct # 1000295287, Policy # 0056352	-16,315.00
Check	01/12/2021	15394		CITY OF STANLEY	Broadway & Gilman 2020 PILOT	-327.20
Deposit	01/13/2021				Deposit	400.00
Payment	01/13/2021	292029		Chippewa Co.		502.86
Payment	01/13/2021	4818		Eau Claire County HA		1,500.00
Deposit	01/13/2021				Deposit	727.90
Deposit	01/13/2021				Deposit	255.00
Deposit	01/13/2021				Deposit	1,093.62
Deposit	01/13/2021				Deposit	260.00
Deposit	01/13/2021				Deposit	1,367.19
Deposit	01/13/2021				Deposit	554.77
Deposit	01/13/2021				Deposit	1,968.32
Deposit	01/13/2021				Deposit	6,182.23
Deposit	01/13/2021				Deposit	18,160.19
Deposit	01/13/2021				Deposit	707.19
Deposit	01/13/2021				Deposit	9,905.90
Deposit	01/13/2021				Deposit	225.00
Deposit	01/13/2021				Deposit	25.00
General...	01/14/2021	payroll			Net Pay	-13,684.17
General...	01/14/2021	payroll			EE HSA - Pretax	-395.00
General...	01/14/2021	GL21035			December reimbursement - deposit	21.12
General...	01/14/2021	GL21038			Rick's License - deposit	25.50
Check	01/15/2021	Def Comp		WISCONSIN DEFERRED COMP P...	DEF COMP for 1/14/21 payroll	-923.00
Check	01/15/2021	ACH		Verizon Wireless	Acct # 442197098-00001	-111.01
Check	01/20/2021	ACH		State of Wisconsin Health Insurance	February 2021 Health Insurance	-8,197.02
Check	01/21/2021	Fed tax		Internal Revenue Services	941 Fed Tax Deposit for 1/14/21 payroll	-4,509.85
Deposit	01/21/2021				Deposit	4,343.96
Deposit	01/21/2021				Deposit	675.00
Check	01/25/2021	15401		Bauman Associates, Ltd	Client # 50694000 Invoice # 107312	-294.00
Check	01/25/2021	15402		RICK D ENDRES	Reimbursements	-590.32
Check	01/25/2021	15403		LORI ARTZ	Ink Cartridge reimbursement	-55.89
Check	01/25/2021	15404		MENARDS EAU CLAIRE WEST	Acct # 30110389	-56.28
Check	01/25/2021	15405		MENARDS EAU CLAIRE EAST	Acct # 30530491	-67.17
Check	01/25/2021	WRS		WISCONSIN RETIREMENT SYST...	WRS Contribution for December 2020	-8,526.56
General...	01/28/2021	payroll			Net Pay	-13,038.52
General...	01/28/2021	payroll			EE HSA - Pretax	-395.00
Check	01/28/2021	Def Comp		WISCONSIN DEFERRED COMP P...	DEF COMP for 1/28/21 payroll	-923.00
Check	01/29/2021	ACH Fees		NORTHWESTERN BANK	January ACH Fees	-17.60
General...	01/31/2021	GL21039			10/1 - 12/31/20 HCRI Admin - deposit	97.50
Total 112.1 - General/Mgmt						-53,026.53
Total 112.10 - NW Bank						-53,026.53
Total 112 - Cash Restricted						-53,026.53
<b>TOTAL</b>						<b>-53,026.53</b>
						<b>340,382.00</b>

3:54 PM

02/16/21

Accrual Basis

# NEW Chippewa Co Housing Authority

## VISION Account QuickReport

As of January 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						8,624.52
112.10 · NW Bank						8,624.52
112.15 · Vision						8,624.52
General Journal	01/14/2021	GL21035		December reimbursement - payment	-21.12	8,603.40
General Journal	01/14/2021	GL21038		Rick's License - payment	-25.50	8,577.90
Total 112.15 · Vision					-46.62	8,577.90
Total 112.10 · NW Bank					-46.62	8,577.90
Total 112 · Cash Restricted					-46.62	8,577.90
<b>TOTAL</b>					<b>-46.62</b>	<b>8,577.90</b>

**NEW Chippewa Co Housing Authority**  
**HCRI Account QuickReport**  
As of January 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						
<b>112.10 - NW Bank</b>						280,557.42
<b>112.11 - HCRI-No post account</b>						280,557.42
<b>112.114 - RL Homebuyer/Homeowner Asst</b>						87,113.49
Payment	01/13/2021	9344	Ducommun, Amber	Payoff	5,255.00	92,368.49
Total 112.114 - RL Homebuyer/Homeowner Asst						5,255.00
<b>112.112 - HCRI-Admin RL</b>						50,247.83
General Journal	01/31/2021	GL21038		Admin portion of income rec'd 10/1 - 12/31/20	114.90	50,362.73
General Journal	01/31/2021	GL21039		10/1 - 12/31/20 HCRI Admin - payment	-97.50	50,265.23
Total 112.112 - HCRI-Admin RL						17.40
<b>112.111 - HCRI-Activity RENTAL/SEC.DEP</b>						143,196.10
Deposit	01/08/2021			Deposit	100.00	143,296.10
Deposit	01/08/2021			Deposit	182.00	143,478.10
General Journal	01/31/2021	GL21038		Admin portion of income rec'd 10/1 - 12/31/20	-114.90	143,363.20
Total 112.111 - HCRI-Activity RENTAL/SEC.DEP						167.10
Total 112.11 - HCRI-No post account						5,439.50
Total 112.10 - NW Bank						5,439.50
Total 112 - Cash Restricted						5,439.50
<b>TOTAL</b>						<b>5,439.50</b>
						<b>285,996.92</b>

**SECT 8**  
**Section 8 Account QuickReport**  
**As of January 31, 2021**

Type	Date	Num	Name	Amount	Balance
<b>1111 - Northwestern Bank</b>					392,032.31
<b>1111.1 - ADMIN ACCOUNT</b>					298,377.51
Check	01/01/2021	Admin Port	ADMIN PORTABLES	-168.75	298,208.76
Deposit	01/04/2021			17,692.00	315,900.76
Check	01/04/2021	ACH Fee	NORTHWESTERN BANK	-29.95	315,870.81
Check	01/12/2021	26536	CHIPPEWA COUNTY HOUSING AU...	-6,182.23	309,688.58
Check	01/29/2021	ACH Fees	NORTHWESTERN BANK	-29.80	309,658.78
Deposit	01/31/2021			63.08	309,721.86
Total 1111.1 - ADMIN ACCOUNT				11,344.35	309,721.86
<b>1111.2 - NW CHECKING</b>					54,312.60
Deposit	01/01/2021			1,740.00	56,052.60
Check	01/01/2021	Rent Che...	RENT CHECKS	-124,147.25	-68,094.65
Deposit	01/04/2021			135,791.00	67,696.35
Check	01/04/2021	26517	RENT CHECKS	-483.00	67,213.35
Check	01/04/2021	26518	RENT CHECKS	-159.00	67,054.35
Check	01/04/2021	26519	RENT CHECKS	-1,430.00	65,624.35
Check	01/04/2021	26520	RENT CHECKS	-146.00	65,478.35
Check	01/04/2021	26521	RENT CHECKS	-199.00	65,279.35
Check	01/04/2021	26522	RENT CHECKS	-397.00	64,882.35
Check	01/04/2021	26523	RENT CHECKS	-11.00	64,871.35
Check	01/04/2021	26524	RENT CHECKS	-935.00	63,936.35
Check	01/04/2021	26525	RENT CHECKS	-271.00	63,665.35
Check	01/04/2021	26526	RENT CHECKS	-294.00	63,371.35
Check	01/04/2021	26527	RENT CHECKS	-29.00	63,342.35
Check	01/04/2021	26528	RENT CHECKS	-495.00	62,847.35
Check	01/04/2021	26530	RENT CHECKS	-2,422.00	60,425.35
Check	01/04/2021	26531	RENT CHECKS	-369.00	60,056.35
Check	01/04/2021	26532	RENT CHECKS	-347.00	59,709.35
Check	01/04/2021	26533	RENT CHECKS	-258.00	59,451.35
Payment	01/13/2021	77723666...	DUFFENBACH, KRISTA f	33.00	59,484.35
Payment	01/13/2021	419504	Mitchell, Tom & Fasbender Heather f	30.00	59,514.35
Payment	01/13/2021	2015	Perry, Jennifer / Hazelton, Travis - F	50.00	59,564.35
Payment	01/13/2021	246340	ROREK, AMY f	20.00	59,584.35
Payment	01/13/2021	124197	Tetzlaff, Russell f	224.00	59,808.35
Payment	01/13/2021	319829	DAVIS, SHANNON & BETTY f	100.00	59,908.35
Check	01/15/2021	26534	RENT CHECKS	0.00	59,908.35
Check	01/15/2021	26535	RENT CHECKS	-529.75	59,378.60
Check	01/15/2021	26539	RENT CHECKS	-95.00	59,283.60
General Jo...	01/15/2021	FY21-4	RENT CHECKS	-62.00	59,221.60
Payment	01/21/2021	26478350...	KOLLWITZ, JAYDEE f	100.00	59,321.60
Payment	01/21/2021	319378	Vajgrt, Kristine f	50.00	59,371.60
Deposit	01/21/2021			692.00	60,063.60
Total 1111.2 - NW CHECKING				5,751.00	60,063.60
<b>1111.5 - Mainstream HAP</b>					-4,404.00
Check	01/01/2021	Rent Che...	RENT CHECKS	-12,576.00	-16,980.00
Deposit	01/04/2021			4,543.00	-12,437.00
Check	01/04/2021	26529	RENT CHECKS	-531.00	-12,968.00
Check	01/04/2021	26530	RENT CHECKS	-498.00	-13,466.00
Deposit	01/21/2021			7,200.00	-6,266.00
Total 1111.5 - Mainstream HAP				-1,862.00	-6,266.00
<b>1111.6 - Mainstream Admin</b>					-3,450.34
Deposit	01/04/2021			342.00	-3,108.34
Check	01/12/2021	26537	CHIPPEWA COUNTY HOUSING AU...	-1,968.32	-5,076.66
Total 1111.6 - Mainstream Admin				-1,626.32	-5,076.66
<b>1111.8 - Cares Act (COVID-19) Admin - 2</b>					25,265.13
Check	01/12/2021	26538	CHIPPEWA COUNTY HOUSING AU...	-18,160.19	7,104.94
Total 1111.8 - Cares Act (COVID-19) Admin - 2				-18,160.19	7,104.94
<b>1111 - Northwestern Bank - Other</b>					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41

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Section 8 Account QuickReport

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<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Total 1111 · Northwestern Bank				-4,553.16	387,479.15
TOTAL				<u>-4,553.16</u>	<u>387,479.15</u>

**Home/RR/LTP/Self Help/TBRA  
Federal Account QuickReport  
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Type	Date	Num	Name	Amount	Balance
<b>113 - Federal Funds-NW Bank Acct</b>					845,645.07
<b>115 - Shop Checking Account</b>					71,806.60
<b>115.1 - ACTIVITY</b>					66,388.52
Check	01/12/2021	10204	Chippewa County Housing Authority	-554.77	65,833.75
General Journal	01/31/2021	GL21005		0.00	65,833.75
<b>Total 115.1 - ACTIVITY</b>				-554.77	65,833.75
<b>115.2 - ADMIN</b>					5,418.08
General Journal	01/31/2021	GL21005		0.00	5,418.08
<b>Total 115.2 - ADMIN</b>				0.00	5,418.08
<b>Total 115 - Shop Checking Account</b>				-554.77	71,251.83
<b>113.79 - LHR</b>					44,688.22
<b>Total 113.79 - LHR</b>					44,688.22
<b>113.799 - LHC/LHR Admin</b>					155.59
<b>Total 113.799 - LHC/LHR Admin</b>					155.59
<b>113.994 - TBRA</b>					-5,842.98
<b>113.095 - 2019 Activity</b>					-7,054.00
Check	01/04/2021	Dir Dep	TBRA RENT CHECKS	-4,981.00	-12,035.00
Check	01/04/2021	10195	TBRA RENT CHECKS	-1,603.00	-13,638.00
Check	01/12/2021	10197	Chippewa County Housing Authority	-255.00	-13,893.00
<b>Total 113.095 - 2019 Activity</b>				-6,839.00	-13,893.00
<b>113.094 - 2019 Admin</b>					0.00
Check	01/04/2021	ACH	Northwestern Bank	-3.60	-3.60
Check	01/12/2021	10196	Chippewa County Housing Authority	-727.90	-731.50
Check	01/29/2021	ACH	Northwestern Bank	-4.00	-735.50
<b>Total 113.094 - 2019 Admin</b>				-735.50	-735.50
<b>113.093 - 2017 ADMIN</b>					-1,196.22
<b>Total 113.093 - 2017 ADMIN</b>					-1,196.22
<b>113.092 - 2017 ACTIVITY</b>					-124.60
<b>Total 113.092 - 2017 ACTIVITY</b>					-124.60
<b>113.091 - 2016 ACTIVITY</b>					2,531.84
<b>Total 113.091 - 2016 ACTIVITY</b>					2,531.84
<b>Total 113.994 - TBRA</b>				-7,574.50	-13,417.48
<b>113.952 - REV LOAN NSP</b>					91,631.83
Payment	01/13/2021	2042	Bohman, Daniel and Tina 90602:Current	326.59	91,958.42
Deposit	01/13/2021			173.41	92,131.83
Payment	01/13/2021	319828	Davis, Shannon & Betty 90607:Current	330.59	92,462.42
Deposit	01/13/2021			149.41	92,611.83
Payment	01/13/2021	636483	Nelson, Josh & Tanya 5% 90606	208.59	92,820.42
Deposit	01/13/2021			169.41	92,989.83
General Journal	01/31/2021	GL21005		-537.05	92,452.78
<b>Total 113.952 - REV LOAN NSP</b>				820.95	92,452.78
<b>113.957 - Revolving loan Admin NSP</b>					21,294.77
General Journal	01/31/2021	GL21005		537.05	21,831.82
<b>Total 113.957 - Revolving loan Admin NSP</b>				537.05	21,831.82
<b>113.81 - Other non revolving loan</b>					31,903.51
Deposit	01/13/2021			250.00	32,153.51
Deposit	01/13/2021			90.00	32,243.51
Deposit	01/13/2021			240.00	32,483.51
Deposit	01/13/2021			220.00	32,703.51
Deposit	01/13/2021			80.00	32,783.51
Deposit	01/13/2021			146.00	32,929.51
Deposit	01/21/2021			120.00	33,049.51



**Home/RR/LTP/Self Help/TBRA**  
**Federal Account QuickReport**  
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Accrual Basis

Type	Date	Num	Name	Amount	Balance
Deposit	01/21/2021			260.00	33,309.51
Total 113.81 · Other non revolving loan				1,406.00	33,309.51
<b>112.1 · RENTAL REHAB</b>					66,623.27
<b>112.16 · Rev. Loan Admin</b>					9,319.76
General Journal	01/31/2021	GL21005		218.15	9,537.91
Total 112.16 · Rev. Loan Admin				218.15	9,537.91
<b>112.14 · Revolving Loan</b>					57,303.51
Payment	01/13/2021	1308	Venzke, Donald - 245 Pine 3%	182.68	57,486.19
Deposit	01/13/2021			24.48	57,510.67
Payment	01/13/2021	1890	Marsh, Ariel 5%	336.49	57,847.16
Deposit	01/13/2021			48.51	57,895.67
Payment	01/13/2021	3862	Hanson, Mervin 3% 120.00/month	114.20	58,009.87
Deposit	01/13/2021			5.80	58,015.67
General Journal	01/31/2021	GL21005		-218.15	57,797.52
Total 112.14 · Revolving Loan				494.01	57,797.52
Total 112.1 · RENTAL REHAB				712.16	67,335.43
<b>113.110 · RL Special Projects Account</b>					11,095.60
Total 113.110 · RL Special Projects Account					11,095.60
<b>113.70 · HOME Revolving Loan Accounts</b>					537,924.88
<b>113.87 · Home Revolving Loan Funds</b>					426,788.17
Check	01/12/2021	10198	City of Stanley	-99.48	426,688.69
Check	01/12/2021	10199	Chippewa County Housing Authority	-1,093.62	425,595.07
Check	01/12/2021	10200	City of Stanley	-99.48	425,495.59
Check	01/12/2021	10201	Chippewa County Housing Authority	-260.00	425,235.59
Check	01/12/2021	10202	Myers Septic Service LLC	-125.00	425,110.59
Check	01/12/2021	10203	Chippewa County Housing Authority	-1,367.19	423,743.40
Deposit	01/13/2021			164,830.00	588,573.40
Payment	01/13/2021	1160232...	Robideaux, Casey	3,065.00	591,638.40
Payment	01/13/2021	1008	Weetz, David 1:1st Mtg 5%	193.25	591,831.65
Deposit	01/13/2021			309.10	592,140.75
Payment	01/13/2021	5002/5065	Hinke, Julie 5% (Arneson):CURRENT LOAN	292.02	592,432.77
Deposit	01/13/2021			257.98	592,690.75
Payment	01/13/2021	5009	Wozniak, Katie:Current - 5%	301.10	592,991.85
Deposit	01/13/2021			18.90	593,010.75
Payment	01/13/2021	1204	Weycker, Jessica & Drangstveit, Jerid 5%	333.84	593,344.59
Payment	01/13/2021	318956	Isom, Diane 5%	206.48	593,551.07
Deposit	01/13/2021			15.52	593,566.59
Payment	01/13/2021	4309	Svoma, Kris - 5%:current	155.88	593,722.47
Deposit	01/13/2021			284.27	594,006.74
Payment	01/13/2021	9136	Lamberty, Lisa 5%:LOAN 2 DEFERRED	506.81	594,513.55
Deposit	01/13/2021			33.19	594,546.74
Deposit	01/13/2021			95.16	594,641.90
Payment	01/21/2021	56117	Modji, Komi and Sadji, Abravi	5,030.00	599,671.90
Payment	01/21/2021	1012	Garrett, Brian C. & Denise J:Current Loan	368.36	600,040.26
Deposit	01/21/2021			111.64	600,151.90
Payment	01/21/2021	9115	REITAN, JOHN & TARA 5%:CURRENT	362.50	600,514.40
Deposit	01/21/2021			134.50	600,648.90
Payment	01/21/2021	995266	Klenke, Melissa 5%:HOME Funds	585.82	601,234.72
Deposit	01/21/2021			414.18	601,648.90
Check	01/25/2021	10205	WHITE CITY GLASS	-1,545.00	600,103.90
Check	01/25/2021	10206	Jerry's Heating and Air Conditioning LLC	-8,500.00	591,603.90
Check	01/25/2021	10207	Arrow Building Center	-9,897.11	581,706.79
Check	01/25/2021	10208	Xcel Energy	-18.29	581,688.50
Check	01/25/2021	10209	Xcel Energy	-35.38	581,653.12
General Journal	01/31/2021	GL21005		-2,756.50	578,896.62
Total 113.87 · Home Revolving Loan Funds				152,108.45	578,896.62
<b>113.86 · Clark Co - HOME RLF</b>					58,768.00
<b>113.862 · Clark Co - HOME - Activity</b>					52,891.20
Total 113.862 · Clark Co - HOME - Activity					52,891.20

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Accrual Basis

**Home/RR/LTP/Self Help/TBRA  
Federal Account QuickReport  
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Type	Date	Num	Name	Amount	Balance
<b>113.861 · Clark Co - HOME - Admin</b>					5,876.80
Total 113.861 · Clark Co - HOME - Admin					5,876.80
Total 113.86 · Clark Co - HOME RLF					58,768.00
113.72 · Self/Help					-37.59
<b>113.77 · Admin</b>					53,806.17
General Journal	01/31/2021	GL21005		2,756.50	56,562.67
Total 113.77 · Admin				2,756.50	56,562.67
<b>113.70 · HOME Revolving Loan Accounts - Other</b>					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				154,864.95	692,789.83
<b>113 · Federal Funds-NW Bank Acct - Other</b>					-25,636.22
Deposit	01/31/2021			175.39	-25,460.83
Total 113 · Federal Funds-NW Bank Acct - Other				175.39	-25,460.83
Total 113 · Federal Funds-NW Bank Acct				150,387.23	996,032.30
<b>TOTAL</b>				<b>150,387.23</b>	<b>996,032.30</b>