

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, JUNE 26, 2023 AT 3:30 P.M.
THE MEETING WILL BE HELD IN ROOM 016, CHIPPEWA COUNTY COURTHOUSE
711 N. BRIDGE ST., CHIPPEWA FALLS, WI

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, May 22, 2023 Meeting
 3. Approval of the Minutes of the Monday, May 22, 2023 Section 8 Informal Hearing
 4. Schedule next meeting date – July 24, 2023
5. Reports:
 1. Informal Hearings for Rental Assistance Programs
 2. CDBG Desk Monitoring
 3. TBRA Monitoring
6. Business Items:
 1. Approval of the Financial Reports for May 2023
 2. Approval to Award Contract for Title Work Services
 3. Approval to Award Contract for Environmental Testing Services
 4. Resolution 2023-04: To Sell 11408 County Hwy M, New Auburn
 5. Resolution 2023-05: To Purchase 334 2nd Ave., Stanley
 6. Resolution 2023-06: To Purchase 738 Maple St., 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, MAY 22, 2023

**IMMEDIATELY FOLLOWING THE SECTION 8 HEARING WHICH BEGAN AT 3:30 P.M.
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

1. CALL TO ORDER

Hull called the meeting to order at 4:20 p.m.

2. ROLL CALL

Members present: Danielson, Hull, Jankoski, Klingenberg, and McGill

Members absent: None

Others present: Oleson-Bue, Pat Jankoski

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Jankoski and McGill made a motion to approve the meeting agenda, minutes of the April 24, 2023 meeting as printed, minutes of the April 24, 2023 Section 8 Informal Hearing as printed, and schedule the next meeting for June 26, 2023. Motion carried with all present voting aye.

5. REPORTS

1. Update on 11408 County Hwy M, New Auburn: Oleson-Bue referenced the written report and noted that she has been notified that there have been four showings at the property to date, but no offer to purchase has been received. Oleson-Bue summarized the realtors' opinion of the value of the property and noted that the Authority may take a loss on this property if the full listing price of \$78,500.00 is not received.

2. CDBG Desk Monitoring: Oleson-Bue referenced the written report and noted that she will provide an update at a future meeting with the results of the monitoring.

3. 3/31/23 Audit: No addition to the written report.

6. BUSINESS ITEMS

1. Approval of the Financial Reports for March 2023: Oleson-Bue referenced the reports and stated that the Authority was over budget by \$40,428.38 for the 3/31/23 fiscal year end. Hull questioned the employee benefit reimbursements that were larger than what had been budgeted. Oleson-Bue responded that the employee benefit reimbursements come from the Section 8 program and the Authority's rental units. The actual amount reimbursed depends on how much staff time is spent on these activities. Oleson-Bue further noted that there has been a lot of change-over in the rental units and a new property manager so more time has been spent managing the rental units than in the prior year. Hull called for additional questions. There were none. Klingenberg and Danielson made a motion to approve the financial reports for March 2023 as printed. Motion carried with all present voting aye.

2. Approval of the Financial Reports for April 2023: Klingenberg and McGill made a motion to approve the financial reports for April 2023 as printed. Motion carried with all present voting aye.

3. Designation of Hearing Officer for Section 8 and TBRA Informal Hearings: Oleson-Bue referenced the written report, and stated that she had anticipated that a policy change would be necessary but after a review of the policies in the administrative plan, she determined that a policy change is not necessary since the administrative plan references "the hearing officer" to officiate and make determinations on informal hearings. McGill and Klingenberg made a motion to designate the Executive Director as the hearing officer for Section 8 and TBRA Informal Hearings and to provide a report to the Commission at the monthly meetings. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Hull called for agenda items for future consideration. There were none.

8. **ADJOURNMENT**

Jankoski and Danielson made a motion to adjourn at 4:44 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

6/26/2023

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Dave Jankoski
Vice Chair

Date

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
SECTION 8 INFORMAL HEARING
MONDAY, MAY 22, 2023 AT 3:30 P.M.
ROOM 016 THE CHIPPEWA COUNTY COURTHOUSE**

REGARDING JAIME LOPEZ

Hull called the hearing to order at 3:30 p.m. Those present introduced themselves.

Attendance: Danielson, Hull, Jankoski, Klingenberg, McGill, Lauren Hasmuk, Jessica Oleson-Bue, and Jaime Lopez.

Oleson-Bue read the procedures and issued the oath to Hasmuk and Lopez.

Hasmuk reviewed the documents that were included in the packet and the events that lead to an eviction and the subsequent termination of assistance.

Oleson-Bue stated that the termination of assistance falls under HUD regulation 24 CFR 982.552(b)(2) mandatory termination of assistance which states that the PHA must terminate assistance whenever a family is evicted for a unit assisted under the HCV program for a serious or repeated violation of the lease. Oleson-Bue further stated that the Authority's policy clarifies that a family will be considered evicted if the family moves after a legal eviction order has been issued, whether or not physical enforcement of the order was necessary. Oleson-Bue stated that the Authority's policy defines serious or repeated lease violations to include, but not be limited to, nonpayment of rent, disturbance of neighbors, destruction of property, or living or housekeeping habits that cause damage to the unit or premises and criminal activity.

Danielson inquired about the reason for the eviction and how long Lopez has lived in the unit. Hasmuk referenced the notice in the packet that states non-compliance with the lease agreement of keeping a quiet and peaceful home. Lopez stated that her family has lived in the apartment since 2018 and that her daughter has "uncontrollable fits" for more than an hour at times and this can happen up to twice per day. Lopez stated that her daughter is five years old and they have lived in the apartment since her daughter was one year old. Lopez went on to state that this is the reason for the noise complaints and police calls and that they did not have any problems until a new neighbor moved in upstairs and has been the one having "complaint after complaint" about the noise and calling the police.

Jankoski asked if the landlord lives on site at the apartment building. Lopez stated that the landlord does not live there and that they have evicted at least five families recently since they bought the property.

Hull asked if any police reports had been obtained. Oleson-Bue responded that the Authority had not been provided with any police reports regarding these incidents.

Danielson asked for clarification that Lopez believes one person got her in trouble with the landlord. Lopez responded that yes, the upstairs neighbor would call the police often and "told me that she would do whatever it takes to get me out."

McGill asked Lopez when her family moved out of the unit. Lopez responded that they moved out by 4/30/23 and stated that her landlord had told her that if they were to vacate the unit and return the keys by 4/30/23, then the eviction court scheduled for 5/1/23 would be cancelled. Lopez stated that she took as many items out of the apartment as she could, and left the keys in the apartment when they vacated on 4/30/23. Lopez stated that her family stayed in a hotel that night and that she didn't know that "court was going to happen" so that's why she didn't attend. Lopez stated that the maintenance man in the building knows they were out of the unit on 4/30/23.

Lopez stated that she didn't know court took place until 5/1/23 when Hasmuk notified her that the eviction was granted by the court.

McGill questioned why Lopez moved back into the unit after 4/30/23. Lopez stated that after the eviction, they were notified through a notice on the apartment door that they had until 4:00 p.m. on 5/10/23 to vacate the unit. McGill asked if she had a copy of the notice and Lopez responded that they left the notice in the apartment but vacated by 4:00 p.m. on 5/10/23 in accordance with the notice.

Danielson asked why Lopez did not appear in court so that the court commissioner could hear both sides of the story. Lopez stated that she didn't know court was happening and that the landlord went "under my nose" to go to court and that she thought it was cancelled until Hasmuk told her that it went through.

McGill stated that Lopez must have received the summons that was issued on 4/12/23 for the court date on 5/1/23. Lopez responded yes, she had received it but thought court was cancelled. Lopez stated "if I was familiar with this stuff, I would have showed up to court."

Klingenberg asked if the Authority has had any trouble with this landlord in the past. Hasmuk responded that the landlord has been responsive to her and she is not aware of any issues with the landlord. Lopez stated that this is a "horrible landlord that has evicted at least five families in two months." Lopez stated that the property manager had emailed her on 4/22/23 stating that she would cancel the eviction if Lopez and her family moved out by 4/30/23 and returned the keys.

McGill commented that Lopez did not return the keys and then moved back into the unit.

Oleson-Bue called for further questions. There were none.

Oleson-Bue thanked Lopez for her attendance and explained that she would receive a written notice of the decision within 7 calendar days. Lopez asked how the notice would be provided since they are homeless and living out of their car. Oleson-Bue stated that Lopez had previously requested that we send all information regarding the informal hearing by email and asked Lopez if this was still acceptable. Lopez responded "yes" and left the hearing.

Hull stated that there doesn't appear to be any flexibility within the HUD regulation in this instance. Oleson-Bue agreed and stated that the purpose of the hearing is to determine if the Authority acted in accordance with its' policies and HUD regulations.

Danielson noted that if a tenant does not appear in court, the eviction is usually upheld.

McGill asked if the Authority could provide homeless resources to Lopez, and Oleson-Bue agreed to add local resources to the notice that is provided to Lopez. Hull added that he would like the notice to state that the Authority is required to follow its' policies and HUD regulation.

McGill and Danielson made a motion to uphold the termination of rental assistance. Motion carried with all present voting aye.

The hearing was closed at 4:15 p.m.

Respectfully submitted:

Jessica Oleson-Bue
Executive Director

Certified:

David Jankoski
Vice Chair

6/26/23

Date

**Attachment to the Agenda of the June 26, 2023 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting**

Reports:

1. **Informal Hearings for Rental Assistance Programs:** There were no informal hearings conducted since the last meeting, and no new requests for a hearing.
2. **CDBG Desk Monitoring:** As of 6/19/23, I have not been notified of the results of the CDBG monitoring. I will provide an update when available.
3. **TBRA Monitoring:** We have been notified of an on-site monitoring for our Tenant Based Rental Assistance program. The State representative will be on site on Thursday, June 29th to review our records and to conduct Housing Quality Standards inspections of two units that are assisted through the program.

Business Items:

1. **Approval of the Financial Reports for May 2023:** The May financials are included in the meeting packet.
2. **Approval to Award Contract for Title Work Services:** We sent out a request for proposals (RFP) to sixteen title companies located within the West Central Housing Region (ten-county region) for letter report services for the Community Development Block Grant (CDBG) program and other housing programs administered by the Authority. The RFP was also posted publicly on the Authority's website. We received six proposals, and the bid comparison sheet is included in the meeting packet. I am looking for authorization to award a three-year contract to the low bidder - Associate Title Company - with a contract effective date of 8/1/23.
3. **Approval to Award Contract for Environmental Testing Services:** We sent out a RFP to the five environmental testing companies located within the West Central Housing Region for asbestos testing, lead risk assessments, and lead clearance testing for the CDBG program and other housing programs administered by the Authority. The RFP was also posted publicly on the Authority's website. We received only one proposal from NorthStar Environmental Testing. I contacted the State (Department of Administration, Division of Energy, Housing, and Community Resources/DEHCR) to determine if we needed to follow the process for State approval/exception to use the sole bidder and I was told this does not pertain to the RFP process for services and no further approval is needed from DEHCR. The Authority has a current three-year contract in place with NorthStar and they have been good to work with. I am looking for authorization to award a three-year contract to NorthStar Environmental Testing with a contract effective date of 8/1/23.
4. **Resolution 2023-04: To Sell 11408 County Hwy M, New Auburn:** When we first listed the property, our realtor suggested that we list it in the range of \$50,000.00 - \$65,000.00. I decided to list it for \$78,500.00 so that we could attempt to retrieve all the costs and outstanding interest that were accrued on this property. We have an accepted offer of \$55,555.55 with a 6/28/23 closing date, pending Commission approval at this meeting. We received one other offer to purchase, in the amount of \$32,000.00.
5. **Resolution 2023-05: To Purchase 334 2nd Ave., Stanley:** This is a property that we intend to rehab and re-sell to an income eligible family. The major repairs needed are windows, partial roof, flooring, doors, and kitchen cabinets. There are some minor repairs needed as well. We ran a preliminary lead test on the home and found that all the windows tested

positive for lead based paint. The funds used to address lead hazards are granted, and so we would not need to recoup the cost from sale proceeds. The realtor stated that re-sale on this home is \$165,000.00 - \$175,000.00 when repairs are completed. The seller has accepted our offer of \$102,000.00 with a 6/28/23 closing date, contingent on Commission approval at this meeting.

6. **Resolution 2023-06: To Purchase 738 Maple St., Chippewa Falls:** This is a property that we intend to rehab and re-sell to an income eligible family. The major repairs needed are siding (including soffit/fascia and window wraps), basement windows, and flooring throughout the home. There are some minor repairs needed as well such as screen doors, some electrical, painting, etc. We did some preliminary lead testing and determined that the siding and some windows are positive for lead based paint. The realtor stated that re-sale on this home in the current market is \$215,000.00+. The seller has accepted our offer of \$166,900.00 with a 7/3/23 closing date, contingent on Commission approval at this meeting.

Vendor	bid complete	cover all areas	cost for report	time to complete	additional cost for "rush"	charge for each parcel Additional owner names	email or fax	charge to update a report within 90 days
Knight Barry Title	Yes	Yes	\$85	48-72 hrs.	No	Yes (#) No (owner)	Yes	Yes /\$25
Legends Title Service	Yes	Yes	\$100	2 business days	No	Yes (#) \$10 Blank	Yes	No
Associate Title Co.	Yes	Yes	\$65	1 - 2 days	No	Charge by # of deeds	Yes	Yes/\$35
Hometown Title Co.	Yes	Yes	\$125 up to 2 parcels/\$35 per additional	3 - 5 days	No	Yes (#) \$35 after first 2 Blank	Yes	Yes/\$30
Northwest Land Title	No	No	\$100	12-24 hrs.	No	Yes (#) No	Yes	Yes
Western Wisconsin Title	No	No	\$75 per parcel \$25 additional	24-72 hrs.	No	Yes (#) No	Yes	Yes

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING MAY 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,565,813.39	\$418,813.38	\$12,147.48	\$333,617.47	\$383,113.83	\$1,418,121.23
RECEIPTS	\$226,705.38	\$31,187.39	\$2,250.00	\$1,193.00	\$182,399.01	\$9,675.98
DISBURSEMENTS	\$318,218.59	\$77,298.06	\$0.00	\$0.00	\$169,706.64	\$71,213.89
BALANCE	\$2,474,300.18	\$372,702.71	\$14,397.48	\$334,810.47	\$395,806.20	\$1,356,583.32
Math check	\$2,474,300.18					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			6/26/2023			
			Date			
Vice Chairman						

NEW Chippewa Co Housing Authority
GENERAL MANAGEMENT Account QuickReport
As of May 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						418,813.38
112.10 - NW Bank						418,813.38
112.1 - General/Mgmt						418,813.38
Deposit	05/04/2023			Deposit	225.00	419,038.38
Deposit	05/04/2023			Deposit	125.00	419,163.38
General Journal	05/04/2023	payroll		Net Pay	-14,042.35	405,121.03
General Journal	05/04/2023	payroll		EE HSA - Pretax	-1,095.00	404,026.03
Check	05/05/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 5/4/23 payroll	-675.00	403,351.03
Deposit	05/08/2023			Deposit	24.00	403,375.03
Payment	05/09/2023	6313	Sunrise Village Rec.	pmt 5/9/2023	267.70	403,642.73
Deposit	05/09/2023			Deposit	871.05	404,513.78
Check	05/10/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 5/4/23 payroll	-4,439.55	400,074.23
Check	05/11/2023	16504	Andy Clay	April inspection	-1,237.00	398,837.23
Check	05/11/2023	16505	Chippewa Valley Electric Coop	Acct # 9021025	-46.98	398,790.25
Check	05/11/2023	16506	Chippewa Valley Lawn Care	Lawn care	-310.00	398,480.25
Check	05/11/2023	16508	CNA Surety		-30.00	398,450.25
Check	05/11/2023	16509	Drug Test Midwest LLC	Inv # 26869	-129.50	398,320.75
Check	05/11/2023	16510	GFL Environmental	Cust # UE-424052 Inv # UE-439239	-274.06	398,046.69
Check	05/11/2023	16511	Hazgas True Value Hardware	Cust # 67933	-358.46	397,688.23
Check	05/11/2023	16512	HOUSING AUTHORITY ACCOUNTING SPECIALIS...	April services	-1,278.68	396,409.55
Check	05/11/2023	16513	Kersten Family Junk Removal	Inv # 2998	-2,750.00	393,659.55
Check	05/11/2023	16514	LUCAS ENDRES		-43.00	393,229.55
Check	05/11/2023	16515	Management Computer Services (PHA-Web)	March & April PIC Submission	-300.00	392,929.55
Check	05/11/2023	16517	NAN MCKAY & ASSOCIATES, INC	Inv # INV277635	-478.00	392,451.55
Check	05/11/2023	16518	Neighborly Software	Inv # 11373	-1,600.00	390,851.55
Check	05/11/2023	16519	ODP Business Solution - OFFICE DEPOT	Billing ID 198318	-52.68	390,798.87
Check	05/11/2023	16521	RICK D ENDRES	April reimbursements	-1,470.19	389,328.68
Check	05/11/2023	16523	Securian Financial Group	Policy # 002832L & 76038	-233.30	389,095.38
Check	05/11/2023	16524	Wisconsin Dept of Financial Institutions	Notary Public Application - Richelle Rizzo	-20.00	389,075.38
Check	05/15/2023	ACH	Verizon Wireless	Acct # 442197098-00001	-93.80	388,981.58
General Journal	05/18/2023	payroll		Net Pay	-14,044.04	374,937.54
General Journal	05/18/2023	payroll		EE HSA - Pretax	-1,095.00	373,842.54
Check	05/18/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 5/18/23 payroll	-4,439.44	369,403.10
Check	05/19/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 5/18/23 payroll	-675.00	368,728.10
Check	05/22/2023	ACH	State of Wisconsin Health Insurance	June 2023 Health Insurance	-15,623.46	353,104.64
Deposit	05/22/2023			Deposit	209.00	353,313.64
Check	05/22/2023	16526	Connor Sanderson OR Mark Taft	2023 Fair Housing Coloring Contest	-50.00	353,263.64
Check	05/22/2023	16527	Delta Dental	6/1 - 6/30/2023 Dental & Vision Plans	-327.98	352,935.66
Check	05/22/2023	16528	DEPARTMENT OF PUBLIC UTILITIES	Water/sewer	-1,163.36	351,772.30
Check	05/22/2023	16529	ELAN FINANCIAL SERVICES		-631.86	351,140.44
Check	05/22/2023	16531	LUCAS ENDRES	New Auburn clean out	-123.75	351,016.69
Check	05/22/2023	16532	Mary Schulze OR Don Schulze	Fair Housing Coloring Contest	-50.00	350,966.69
Check	05/22/2023	16533	RightAway RollOff	Inv #24096 11408 County Hwy M, New A...	-504.60	350,462.09
Check	05/22/2023	16534	Rooney Printing	Inv # 100881	-240.00	350,222.09
Check	05/22/2023	16536	Star Marking Systems	Inv # 31859	-43.35	350,178.74
Payment	05/23/2023	10503	NSP	pmt 5/23/2023	12,581.02	362,759.76
Payment	05/23/2023	10502	Home AR	pmt 5/23/2023	3,504.87	366,264.63
Payment	05/23/2023	10501	TBRA Rec.	pmt 5/23/2023	0.60	366,265.23
Payment	05/23/2023	27109	Section 8 Rec	pmt 5/23/2023	757.24	367,022.47
Payment	05/23/2023	27110	Section 8 Rec	pmt 5/23/2023	57.00	367,079.47
Deposit	05/23/2023			Deposit	708.00	367,787.47
Payment	05/23/2023		Braden, Christine	pmt 5/17/2023	20.00	367,807.47
Deposit	05/23/2023			Deposit	236.10	368,043.57
Payment	05/23/2023	1064	Chippewa County CDBG	pmt 5/23/2023	7,833.60	375,877.17
Deposit	05/23/2023			Deposit	1,963.17	377,840.34
Check	05/25/2023	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for April 2023	-5,605.71	372,234.63
Deposit	05/30/2023			Deposit	1,215.00	373,449.63
Deposit	05/30/2023			Deposit	330.00	373,779.63
Deposit	05/30/2023			Deposit	132.00	373,911.63
Check	05/31/2023	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 4/30/23 period	-1,320.76	372,590.87
Deposit	05/31/2023			Deposit	127.04	372,717.91
Check	05/31/2023	ACH Fees	NORTHWESTERN BANK	ACH Fees May	-15.20	372,702.71
Total 112.1 - General/Mgmt					-46,110.67	372,702.71
Total 112.10 - NW Bank					-46,110.67	372,702.71
Total 112 - Cash Restricted					-46,110.67	372,702.71
TOTAL					-46,110.67	372,702.71

2:14 PM

06/19/23

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of May 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						12,147.48
112.10 · NW Bank						12,147.48
112.15 · Vision						12,147.48
Deposit	05/09/2023			Deposit	2,250.00	14,397.48
Total 112.15 · Vision					2,250.00	14,397.48
Total 112.10 · NW Bank					2,250.00	14,397.48
Total 112 · Cash Restricted					2,250.00	14,397.48
TOTAL					2,250.00	14,397.48

2:15 PM

06/19/23

Accrual Basis

NEW Chippewa Co Housing Authority
HCRI Account QuickReport
As of May 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						333,617.47
112.10 · NW Bank						333,617.47
112.11 · HCRI-No post account						333,617.47
112.114 · RL Homebuyer/Homeowner Asst						127,847.69
Total 112.114 · RL Homebuyer/Homeowner Asst						127,847.69
112.112 · HCRI-Admin RL						56,555.78
Total 112.112 · HCRI-Admin RL						56,555.78
112.111 · HCRI-Activity RENTAL/SEC.DEP						149,214.00
Payment	05/01/2023	auto deposit	Swoboda, Teresa TRIPPED		480.00	149,694.00
Deposit	05/04/2023			Deposit	564.00	150,258.00
Deposit	05/16/2023			Deposit	30.00	150,288.00
Deposit	05/23/2023			Deposit	59.00	150,347.00
Deposit	05/30/2023			Deposit	60.00	150,407.00
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					1,193.00	150,407.00
Total 112.11 · HCRI-No post account					1,193.00	334,810.47
Total 112.10 · NW Bank					1,193.00	334,810.47
Total 112 · Cash Restricted					1,193.00	334,810.47
TOTAL					1,193.00	334,810.47

06/19/23

SECT 8
Section 8 Account QuickReport
As of May 31, 2023

Type	Date	Num	Name	Amount	Balance
1111 · Northwestern Bank					383,113.83
1111.1 · ADMIN ACCOUNT					293,985.46
Deposit	05/01/2023			20,499.00	314,484.46
Bill Pmt -Check	05/11/2023	27109	CHIPPEWA COUNTY HOUSING AUTHORI...	-757.24	313,727.22
Deposit	05/31/2023			36.01	313,763.23
Check	05/31/2023	Auto Fee	NORTHWESTERN BANK	-22.40	313,740.83
Total 1111.1 · ADMIN ACCOUNT				19,755.37	313,740.83
1111.2 · NW CHECKING					74,242.97
Deposit	05/01/2023			146,947.00	221,189.97
Check	05/01/2023	Rent Checks	RENT CHECKS	-145,066.00	76,123.97
Check	05/01/2023	27090	RENT CHECKS	-1,226.00	74,897.97
Check	05/01/2023	27091	RENT CHECKS	-1,452.00	73,445.97
Check	05/01/2023	27092	RENT CHECKS	-367.00	73,078.97
Check	05/01/2023	27093	RENT CHECKS	-574.00	72,504.97
Check	05/01/2023	27094	RENT CHECKS	-952.00	71,552.97
Check	05/01/2023	27095	RENT CHECKS	-467.00	71,085.97
Check	05/01/2023	27096	RENT CHECKS	-405.00	70,680.97
Check	05/01/2023	27097	RENT CHECKS	-353.00	70,327.97
Check	05/01/2023	27098	RENT CHECKS	-211.00	70,116.97
Check	05/01/2023	27099	RENT CHECKS	-443.00	69,673.97
Check	05/01/2023	27100	RENT CHECKS	-432.00	69,241.97
Check	05/01/2023	27101	RENT CHECKS	-2,684.00	66,557.97
Check	05/01/2023	27102	RENT CHECKS	-240.00	66,317.97
Check	05/01/2023	27104	RENT CHECKS	-41.00	66,276.97
Check	05/01/2023	27105	RENT CHECKS	-236.00	66,040.97
Check	05/01/2023	27106	RENT CHECKS	-152.00	65,888.97
Check	05/01/2023	27107	RENT CHECKS	-253.00	65,635.97
Check	05/01/2023	27108	RENT CHECKS	-1,196.00	64,439.97
Payment	05/04/2023	1077	Bleskacek, Jocelyn (Daniel) f tripped	25.00	64,464.97
Payment	05/04/2023	10051	Hunsucker (Joyner), Jaclyn f	70.00	64,534.97
Payment	05/09/2023	5031	Perry, Jennifer / Hazelton, Travis - F	50.00	64,584.97
Payment	05/09/2023	911645	CHARLES, ERIC f	78.00	64,662.97
Payment	05/16/2023		MCGARY, KIA f	50.00	64,712.97
Payment	05/30/2023	77923243354	PAPIC, BAJRA f	110.00	64,822.97
Total 1111.2 · NW CHECKING				-9,420.00	64,822.97
1111.5 · Mainstream HAP					-1,867.00
Deposit	05/01/2023			12,791.00	10,924.00
Check	05/01/2023	Rent Checks	RENT CHECKS	-11,453.00	-529.00
Check	05/01/2023	27101	RENT CHECKS	-529.00	-1,058.00
Check	05/01/2023	27103	RENT CHECKS	-138.00	-1,196.00
Total 1111.5 · Mainstream HAP				671.00	-1,196.00
1111.6 · Mainstream Admin					-5,210.80
Deposit	05/01/2023			1,743.00	-3,467.80
Bill Pmt -Check	05/11/2023	27110	CHIPPEWA COUNTY HOUSING AUTHORI...	-57.00	-3,524.80
Total 1111.6 · Mainstream Admin				1,686.00	-3,524.80
1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank				12,692.37	395,806.20
TOTAL				12,692.37	395,806.20

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Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of May 31, 2023

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,418,121.23
115 - Shop Checking Account					39,687.30
115.1 - ACTIVITY					37,193.70
Total 115.1 - ACTIVITY					37,193.70
115.2 - ADMIN					2,493.60
Total 115.2 - ADMIN					2,493.60
Total 115 - Shop Checking Account					39,687.30
113.79 - LHR					52,150.92
Total 113.79 - LHR					52,150.92
113.82 - LHC					27,470.28
Payment	05/04/2023	2258	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon ...	289.20	27,759.48
Deposit	05/04/2023			21.80	27,781.28
Payment	05/04/2023	2257	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Shar...	279.89	28,061.17
Deposit	05/04/2023			31.11	28,092.28
Total 113.82 - LHC				622.00	28,092.28
113.799 - LHC/LHR Admin					5,155.89
Total 113.799 - LHC/LHR Admin					5,155.89
113.994 - TBRA					-202.96
113.089 - 2021 Activity					-1,827.00
Check	05/01/2023	Dir Dep	TBRA RENT CHECKS	-1,827.00	-3,654.00
Check	05/22/2023	10504	CCHA	-50.00	-3,704.00
Deposit	05/23/2023			1,877.00	-1,827.00
Total 113.089 - 2021 Activity				0.00	-1,827.00
113.088 - 2021 Admin					-482.40
Check	05/22/2023	10504	CCHA	-186.10	-668.50
Deposit	05/23/2023			187.70	-480.80
Check	05/31/2023	ACH Fees	Northwestern Bank	-1.60	-482.40
Total 113.088 - 2021 Admin				0.00	-482.40
113.096 - 2020 Admin					0.60
Bill Pmt -Check	05/09/2023	10501	CCHA	-0.60	0.00
Total 113.096 - 2020 Admin				-0.60	0.00
113.091 - 2016 ACTIVITY					2,105.84
Total 113.091 - 2016 ACTIVITY					2,105.84
Total 113.994 - TBRA				-0.60	-203.56
113.952 - REV LOAN NSP					53,057.88
Check	05/11/2023	10500	Mike Woodford dba MJW Enterprisies	-53,000.00	57.88
Payment	05/16/2023	3729	Dukart (Eternick), Dan & Cora 90605:Current - 5%	309.33	367.21
Deposit	05/16/2023			213.67	580.88
Payment	05/16/2023	2220	Bohman,Daniel and Tina 90602:Current - 5%	379.92	960.80
Deposit	05/16/2023			120.08	1,080.88
Total 113.952 - REV LOAN NSP				-51,977.00	1,080.88
113.957 - Revolving loan Admin NSP					29,119.72
Bill Pmt -Check	05/11/2023	10503	CCHA	-12,581.02	16,538.70
Total 113.957 - Revolving loan Admin NSP				-12,581.02	16,538.70
113.81 - Other non revolving loan					36,725.18
Deposit	05/09/2023			146.00	36,871.18
Deposit	05/09/2023			170.00	37,041.18
Deposit	05/16/2023			127.00	37,168.18
Deposit	05/16/2023			130.00	37,298.18
Deposit	05/16/2023			240.00	37,538.18
Deposit	05/23/2023			260.00	37,798.18
Deposit	05/30/2023			275.00	38,073.18

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Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of May 31, 2023

Type	Date	Num	Name	Amount	Balance
Total 113.81 · Other non revolving loan				1,348.00	38,073.18
112.1 · RENTAL REHAB					10,122.60
112.16 · Rev. Loan Admin					4,663.39
Total 112.16 · Rev. Loan Admin					4,663.39
112.14 · Revolving Loan					5,459.21
Payment	05/04/2023	3051	Venzke, Donald - 245 Pine 3%	199.92	5,659.13
Deposit	05/04/2023			7.24	5,666.37
Total 112.14 · Revolving Loan				207.16	5,666.37
Total 112.1 · RENTAL REHAB				207.16	10,329.76
113.110 · RL Special Projects Account					11,095.60
Total 113.110 · RL Special Projects Account					11,095.60
113.70 · HOME Revolving Loan Accounts					1,171,615.73
113.87 · Home Revolving Loan Funds					942,663.89
Payment	05/04/2023	4376	Svoma, Kris - 5%:current	249.21	942,913.10
Deposit	05/04/2023			190.94	943,104.04
Payment	05/04/2023	995332	Klenke, Melissa 5%:HOME Funds	164.98	943,269.02
Deposit	05/04/2023			45.02	943,314.04
Payment	05/09/2023		Wozniak, Katie:2nd loan	223.58	943,537.62
Deposit	05/09/2023			166.42	943,704.04
Payment	05/09/2023	1241	Weycker, Jessica & Drangstveit, Jerid 5%	376.40	944,080.44
Deposit	05/09/2023			52.60	944,133.04
Payment	05/09/2023	28720335...	Hale, Shauntia 5%:Current Portion	391.90	944,524.94
Deposit	05/09/2023			238.10	944,763.04
Check	05/11/2023	10499	City of Cornell	-48.18	944,714.86
Check	05/15/2023	ACH	WE ENERGIES	-14.52	944,700.34
Payment	05/16/2023	2027	Garrett, Brian C. & Denise J 5%:Current Loan	422.61	945,122.95
Deposit	05/16/2023			57.39	945,180.34
Payment	05/23/2023	6676	Isham, Diane E 5%:2nd Loan	237.80	945,418.14
Deposit	05/23/2023			3.20	945,421.34
Payment	05/23/2023	995333	Klenke, Melissa 5%:HOME Funds	145.27	945,566.61
Deposit	05/23/2023			64.73	945,631.34
Payment	05/23/2023	10024	REITAN, JOHN & TARA 5%:CURRENT	344.93	945,976.27
Deposit	05/23/2023			152.07	946,128.34
Payment	05/30/2023	10109	Jepson, Lori:Jepson, Lori 5% Current	510.58	946,638.92
Deposit	05/30/2023			114.42	946,753.34
Total 113.87 · Home Revolving Loan Funds				4,089.45	946,753.34
113.86 · Clark Co - HOME RLF					163,132.00
113.862 · Clark Co - HOME - Activity					146,818.80
Total 113.862 · Clark Co - HOME - Activity					146,818.80
113.861 · Clark Co - HOME - Admin					16,313.20
Total 113.861 · Clark Co - HOME - Admin					16,313.20
Total 113.86 · Clark Co - HOME RLF					163,132.00
113.72 · Self/Help					-37.59
113.77 · Admin					67,257.30
Bill Pmt -Check	05/11/2023	10502	CCHA	-3,504.87	63,752.43
Total 113.77 · Admin				-3,504.87	63,752.43
113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				584.58	1,172,200.31
113 · Federal Funds-NW Bank Acct - Other					-17,876.91
Deposit	05/31/2023			258.97	-17,617.94
Total 113 · Federal Funds-NW Bank Acct - Other				258.97	-17,617.94
Total 113 · Federal Funds-NW Bank Acct				-61,537.91	1,356,583.32

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Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of May 31, 2023

Type	Date	Num	Name	Amount	Balance
TOTAL				-61,537.91	1,356,583.32

RESOLUTION 2023-04

Resolution to Sell 11408 County Highway M, New Auburn, 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 11408 County Highway M, New Auburn, WI 54757 (the "Property"); and

WHEREAS the Housing Authority has accepted a residential offer to purchase agreement to purchase the Property for the amount of \$55,555.55.

THEREFORE BE IT RESOLVED that the Housing Authority approves the sale of the Property in the amount of \$55,555.55 (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 26th day of June 2023

Chuck Hull, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner

RESOLUTION 2023-05

Resolution to Purchase Property at 334 2nd Ave. Stanley, WI to Rehabilitate and Sell to a Low-Moderate Income Household

WHEREAS there is a shortage of three and four bedroom homes in Chippewa County that are affordable for low income households; and

WHEREAS this shortage is present because cost for large bedroom houses exceeds what low-moderate income households can afford, unless major repairs are needed that reduce the sale price; and

WHEREAS Chippewa County Housing Authority has funds available in the Federal Account that could be used for the purchase of existing properties; and

WHEREAS The City of Stanley has funds available in the CDBG revolving loan fund that could be used for rehabilitation costs of necessary repairs to the property; and

WHEREAS The West Central Wisconsin Regional CDBG program has funds available that could be used for additional rehabilitation costs of necessary repairs to the property; and

WHEREAS Chippewa County Housing Authority has identified a property located at 334 2nd Ave. Stanley, WI that is a single family four-bedroom home.

NOW THEREFORE BE IT RESOLVED THAT the Commission authorizes Chippewa County Housing Authority to purchase said property up to a maximum amount of \$102,000.00 plus closing costs.

BE IT FURTHER RESOLVED THAT the Commission authorizes the Executive Director to negotiate the purchase of said property and to sign all documents associated with the purchase of said property.

Dated this 26th day of June 2023

Chuck Hull, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner

RESOLUTION 2023-06

Resolution to Purchase Property at 738 Maple St. Chippewa Falls, WI to Rehabilitate and Sell to a Low-Moderate Income Household

WHEREAS there is a shortage of three and four bedroom homes in Chippewa County that are affordable for low income households; and

WHEREAS this shortage is present because cost for large bedroom houses exceeds what low-moderate income households can afford, unless major repairs are needed that reduce the sale price; and

WHEREAS Chippewa County Housing Authority has funds available in the Federal Account that could be used for the purchase of existing properties; and

WHEREAS The City of Chippewa Falls has funds available in the CDBG revolving loan fund that could be used for rehabilitation costs of necessary repairs to the property; and

WHEREAS The West Central Wisconsin Regional CDBG program has funds available that could be used for additional rehabilitation costs of necessary repairs to the property; and

WHEREAS Chippewa County Housing Authority has identified a property located at 738 Maple St. Chippewa Falls, WI that is a single family three-bedroom home.

NOW THEREFORE BE IT RESOLVED THAT the Commission authorizes Chippewa County Housing Authority to purchase said property up to a maximum amount of \$166,900.00 plus closing costs.

BE IT FURTHER RESOLVED THAT the Commission authorizes the Executive Director to negotiate the purchase of said property and to sign all documents associated with the purchase of said property.

Dated this 26th day of June 2023

Chuck Hull, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner