

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY MONDAY JULY 22, 2024 AT 3:30 P.M. ROOM 16, CHIPPEWA COUNTY COURTHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD
4. APPROVAL OF THE AGENDA
5. APPROVAL OF MINUTES FROM THE MONDAY JUNE 24, 2024 MEETING
6. APPROVAL OF FINANCIAL REPORTS FOR JUNE 2024
7. REPORTS
 - a. Update on 738 Maple St, Chippewa Falls
 - b. Update on 334 E 2nd St, Stanley
 - c. 209 N 6th St, Cornell
 - d. Update on Habitat House at 834 Bluffview Circle
 - e. Hope Village/Tiny Houses Updates
8. BUSINESS ITEMS
 1. Resolution 2024-05: To Sell 209 N. 6th Street Cornell, WI
 2. Resolution 2024-06: Resolution to set closing cost limits for Homebuyer Programs
 3. Resolution 2024-07: Resolution to Hire a Limited Term Employee
 4. Resolution 2024-08: Authorization to Submit a Request for Proposals for Grant Administration Services of the Central Housing Region Rehabilitation Program
9. AGENDA ITEMS FOR FUTURE CONSIDERATION
10. ADJOURN

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

Persons needing additional accommodations should contact Jessica Mudgett at 715-726-7935.

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, JULY 22, 2024 AT 3:30 P.M.
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE**

CALL MEETING TO ORDER: Flynn called the meeting to order at 3:32 p.m.

MEMBERS PRESENT: Flynn, Danielson, Davis, Martell

OTHER ATTENDEES: Mudgett

MEMBERS ABSENT: Jankoski

APPROVAL OF THE AGENDA: Danielson made a motion to approve the agenda of 10 items; seconded by Davis. Motion carried with all present voting aye.

APPROVAL OF MINUTES: Davis made a motion to approve the minutes from the June 24, 2024 meeting; seconded by Danielson. Motion carried with all present voting aye.

APPROVAL OF FINANCIAL REPORTS FOR JUNE 2024: Danielson made a motion to approve the financial report as submitted; seconded by Davis. Motion carried with all present voting aye.

DIRECTOR'S REPORTS:

1. **Update on 738 Maple St. Chippewa Falls:** Demolition work has begun. They will start exterior work after they are done in Stanley as the same contractor that was awarded this project was also awarded the Stanley project.
2. **Update on 334 E 2nd Ave Stanley:** Contractor should be finished early next week. Rick will then need to go behind them and do some painting and install cabinets and a few other minor projects.
3. **Update on 209 N 6th St Cornell:** We have an accepted offer. The buyer has reached out for down payment assistance help.
4. **Update on Habitat House at 834 Bluffview Circle:** They are finishing up the painting and have a crew that are going to start the underlayment and the flooring.
5. **Hope Village Updates:** They have asked us to administer a CDBG conversion grant for them to convert a motel into affordable apartments. There will be 21 units.

BUSINESS ITEMS:

1. **Resolution 2024-05: To sell 209 N 6th Street Cornell, WI:** Mudgett reference offer received for \$170,000 on the house. Danielson and Martell made a motion to approve resolution 2024-05. Motion carried with all present voting aye.
2. **Resolution 2024-06: Resolution to set closing cost limits for Homebuyer Programs:** Mudgett reference current policy of up to \$3000 in closing costs, this has recently turned some buyer away because their closing costs were over this. The average on closing costs is 3% of the purchase price and that is what Mudgett is proposing. Davis and Martell made a motion to approve resolution 2024-06. Motion carried with all present voting aye.
3. **Resolution 2024-07: Resolution to hire a Limited Term Employee:** Mudgett explained that Hope Village has asked us to administer a grant that would be added on to the CDBG Regional grant that would be used to convert a motel into affordable apartments. We would extend an offer to a former employee to administer the grant for this project. Danielson and Martell made a motion to approve

resolution 2024-07 and hire a LTE employee and authorize the Executive Director to offer wage employee had left at but negotiate if needed. Motion carried with all present voting aye.

4. **Resolution 2024-08: Authorization to Submit a Request for Proposals for Grant Administration Services of the Central Housing Region Rehabilitation Program:** Mudgett referenced the request came in for our office to bid on administering the regional grant for Juneau County. There was discussion on what is currently being done there and how we would write our proposal. Danielson and Davis made a motion to approve resolution 2024-08 and write in the proposal that Chippewa County Housing Authority would handle the applications from start to finish including all income verifications and would request 15% of the administration funds. A roll call vote was taken. Danielson voted yes, Davis voted yes, Martell voted yes, Flynn voted no. Motion carried.

AGENDA ITEMS FOR FUTURE CONSIDERATION: Flynn called for agenda items for future consideration. There were none.

ADJOURNMENT: Danielson and Davis made a motion to adjourn at 4:24p.m. Motion carried with all present voting aye.

Respectfully Submitted,
Jessica Mudgett
Executive Director/Secretary to the Commission