

**PUBLIC MEETING MINUTES  
CHIPPEWA COUNTY HOUSING AUTHORITY  
TUESDAY, APRIL 29TH, 2025 AT 3:30 P.M.  
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE**

**CALL MEETING TO ORDER:** Guthman called the meeting to order at 3:30 p.m.

**MEMBERS PRESENT:** Artz, Davis, Guthman, Hennick

**OTHER ATTENDEES:** Mudgett, James Sherman

**MEMBERS ABSENT:** none

**CONSENT AGENDA:** Davis and Guthman made motion to approve the meeting agenda, and amend the Minutes from the March 24, 2025 agenda to include Danielson was present, approval of minutes from March 31, 2025, April 14, 2025 and April 17, 2025 meetings as printed, and scheduled the next meeting for May 19, 2025. Motion carried with all present voting aye.

**DIRECTOR'S REPORTS:**

1. **Update on 738 Maple St Chippewa Falls:** Rick has some been painting and doing some work in the basement. This should be ready to list for sale in the next month.
2. **Update on 334 E 2<sup>nd</sup> Ave Stanley:** This property sold last week to an income qualified family.
3. **Update on 17 W Birch St, Chippewa Falls:** Rick has not been able to work there. No updates.
4. **Hope Village Updates:** We are still waiting for state approval for the Conversion project and for the funds to be added to the current CDBG regional grant. LTE employee which was CCHA commission approved started 4/28/25 with IT training but will not be working any more hours until we receive final approval from the state.
5. **Section 8 Termination/Informal Hearing:** We finally received the decision on the court case and it was determined we did indeed follow our admin plan for Section 8. Termination stands.

**BUSINESS ITEMS:**

1. **Review and approve the agreement for retaining legal counsel:** Hennick and Artz made a motion to approve the agreement for legal counsel for James Sherman as presented with one spelling adjustment to be signed by Pam Guthman as the Commission Chair. Motion carried with all present voting aye.
2. Artz and Hennick made a motion to convene in closed session pursuant to Wisconsin State Statute 19.85 (1) (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; to discuss allegations regarding performance of director:
3. 19.85 (1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; provide advice regarding allegations raised by prior Commission Chair.  
Roll call vote was taken. Lee yes, Lori yes, Pam yes, Judith yes. Motion carried.  
The commission went into closed session at 4:14pm  
All Housing Authority Commissioners voted yes to return to open session.  
The commissioners returned to open session at 5:00pm.  
No action was taken.

**AGENDA ITEMS FOR FUTURE CONSIDERATION:** CDBG Desk Review and Employee Handbook.

**ADJOURNMENT:** Artz and Hennick made a motion to adjourn at 5:02p.m. Motion carried with all present voting aye.

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