

PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, MARCH 24, 2025, AT 3:30 P.M.
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE

CALL MEETING TO ORDER: Jankoski called the meeting to order at 3:34 pm

MEMBERS PRESENT: Jankoski, Davis, Guthman, Martell, Danielson

OTHER ATTENDEES: Mudgett

MEMBERS ABSENT: none

CONSENT AGENDA: Danielson and Davis made motion to approve the meeting agenda, and minutes from the February 27, 2025 meeting with one change noted, and scheduled the next meeting for April 28, 2025. Motion carried with all present voting aye.

DIRECTOR'S REPORTS:

1. **Update on 738 Maple St Chippewa Falls:** Rick has some painting and cleaning he has been working on.
2. **Update on 334 E 2nd Ave Stanley:** The sale of this property is set to close on April 7, 2025.
3. **Update on 17 W Birch St, Chippewa Falls:** Rick has not been able to work there. No updates.
4. **Hope Village Updates:** the state will only fund half of the project, Hope Village will purchase the Indianhead Motel on 03/31/25
5. **Section 8 Termination/Informal Hearing:** The current case went to court on February 28, 2025. Still no decision from the court.
6. **Update on CDBG Small Cities RLF's:** Mudgett updated the board that the state is requesting back the funds for all CDBG small cities revolving loan funds. Our office currently administers 22 RLF's that will be sent back.

BUSINESS ITEMS:

1. **Approval of the Financial Reports for February 2025:** Guthman and Martell made a motion to approve the financial reports for February 2025 as printed. Motion carried with all present voting aye.
2. **Approval of 3/31/26 Budget:** Guthman and Jankoski made a motion to approve the budget with one change to add an additional \$3,400 to the budget for legal expenses making the total \$5,000 for the year. Motion carried with all present voting aye.
3. **Discuss and act upon details/policy for listing of 738 Maple Street:** Jankoski and Guthman made a motion to seek legal advice from Ben Congos from Wiley Law Office – and to further develop a policy to guide us in the situation that an employee is interested in purchasing a property we are selling. Motion carried with all present voting aye.

AGENDA ITEMS FOR FUTURE CONSIDERATION: Termination Policy and Fair Housing Policy in the Administrative Plan to be discussed after the conclusion of the court case, Securing Insurance for our Commissioners, Bylaw revisions.

Martell and Davis made a motion to convene in closed session pursuant to Wisconsin State Statue Sec. 19.85 (1)(a) deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Commission went into closed session at 4:34 pm. The closed session did not include Mudgett, the secretary to the Commission.

No action was taken and nothing to report.

The Commission returned to open session at 5:18pm

ADJOURNMENT: The meeting was adjourned at 5:20 p.m.

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