

PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
THURSDAY FEBRUARY 27, 2025 AT 8:00 A.M.
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE

CALL MEETING TO ORDER: Jankoski called the meeting to order at 8:00 a.m.

MEMBERS PRESENT: Jankoski, Davis, Martell, Guthman

OTHER ATTENDEES: Mudgett, Sengbusch

MEMBERS ABSENT: Danielson

CONSENT AGENDA: Guthman and Davis made motion to approve the meeting agenda, and minutes from the January 27, 2025 meeting as printed, and scheduled the next meeting for March 24, 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:** We received 3 offers in one day. Have accepted one.
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, they are seeking out other funding opportunities.
5. **Section 8 Termination/Informal Hearing:** The current case is set to go to court on February 28, 2025. We have also now received a fair housing complaint from same participant.

BUSINESS ITEMS:

1. **Review and Approval of 3/31/24 Audit:** Guthman had a question that Sengbusch was able to answer about the audit. Davis and Guthman made a motion to approve the audit. Motion carried with all present voting aye.
2. **Approval of the Financial Reports January 2025:** Jankoski and Guthman made a motion to approve the financial reports for January 2025 as printed. Motion carried with all present voting aye.
3. **Resolution 2025-3: To Purchase 363 W. Elm St Chippewa Falls, WI To Rehabilitate and sell to a Low-Moderate Income Household:** Jankoski and Martell made a motion to approve the resolution. Motion carried with all present voting aye.
4. **Resolution 2025-4 to Sell Lot 39 Bluffview Circle Chippewa Falls, WI:** Jankoski and Martell made a motion to approve the resolution. Motion carried with all present voting aye.
5. **Resolution 2025-5 to Sell 334 E 2nd Ave Stanley, WI:** Guthman and Davis made a motion to approve the resolution. Motion carried with all present voting aye.
6. **Discuss and act upon hiring an attorney for foreclosure:** Jankoski and Guthman made a motion to secure an attorney for the purpose of handling any foreclosures and sign a 3-year contract if possible with Wiley Law Office, if not hire them to take care of current foreclosure. Roll Call Vote, Jankoski voted yes, Davis voted yes, Guthman voted yes, Martell abstained. Motion carried.
7. **Approval of Section 8 Administrative Plan Updates:** Guthman and Davis made a motion to approve the Administrative Plan updates as submitted. Motion carried with all present voting aye.

AGENDA ITEMS FOR FUTURE CONSIDERATION: Termination Policy and Fair Housing Policy in the Administrative Plan and Details/Policy for listing of 738 Maple Street.

ADJOURNMENT: Jankoski and Guthman made a motion to adjourn at 9:16 a.m. Motion carried with all present voting aye.

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