

**HOUSING AUTHORITY OF THE CITY OF CHILTON**  
**312 Bonk Street**  
**Chilton, WI 53014**  
**Phone: (920) 849-7042 Fax: (920) 849-2226**  
[www.chiltonhousingauthority.com](http://www.chiltonhousingauthority.com)

Regular Meeting  
February 13, 2018  
Minutes

Community Room  
Stanton Place

Vice-Chair Barb Wieting called the regular meeting of the Housing Authority of the City of Chilton to order at 8:00 a.m.

1. Roll Call – Garton, Thornber, Pagel present. Korb absent. Connors present as recording secretary.
2. Minutes – Pagel moved to accept the minutes of the regular November 14, 2018 meeting as submitted. Motion seconded by Thornber and carried.
3. Audience Participation: None
4. Executive Director's report
  - a. Financial – Balance in checking as of 02/01/2019 is: \$3,892.98  
CFP: \$49,826.62; CD balance: \$78,957.11; The CD if the amount of \$51,092.12 will be surrendered and moved to a money market upon maturity date.
  - b. Status of apartments: Stanton Place: 32 units occupied; 1 Pending; Nineteen (19) names on the waiting list.  
Family - 12 units occupied; 1 Pending; Nine (9) names on the waiting list.
  - c. Invoices and other transactions are as follows: December invoices in the amount of \$30,955.93 and January invoices of \$19,222.86 were reviewed and approved. Invoices beginning February 1 to date in the amount of \$11,039.56 also approved. Deposits for December were \$18,132.55; January were 22,848.46 and deposits to date for February are \$12,954.07.
5. Old Business – None
6. New Business
  - a. November financials reviewed.
  - b. Upcoming Legislation and Notices – discussion occurred another possible shutdown and the impact it would have on the HA. At this time, we will continue with business as usual.
  - c. Emergency Funding Plan – not needed at this time unless another shutdown occurs and continues for several weeks. HUD has released Operational Subsidy through May, 2019.
  - d. Unit Update at 408 Court Street, water pipe break – Tenant was in the process of vacating unit and had been gone for over a week. While absent from the unit, the blower on the furnace went out causing frozen pipes. Extensive damage occurred to the first floor of the unit. CPRestoration was hired to begin remediation. Once dried out, repairs will begin on replacing additional pipes that were compromised, drywall repair, new flooring and trim work.

- e. Disposition of Housing Authority – discussion continues regarding the future financial state of the HA and whether Disposition might be an option. The topic is tabled until next meeting.
- f. Operating Subsidy Lawsuit – on December 13, 2018, the Court held a hearing on the Government's motion to dismiss the lawsuit. The purpose of the hearing was to allow the parties to elaborate on any arguments they made in their briefs and to answer questions by the judge. In addition, as I observed, the judge seemed skeptical of the Government's arguments. On December 20, the Court denied the Government's motion. We are waiting for further communication from the law firm handling this case.
- g. Budget Preparation for FY beginning 4/1/2019 – Connors supplied the commissioners with her recommendations for staff salary adjustments and asked Korb (via email) to lead that process and to report to Connors prior to March board meeting. Budget preparation has begun.

Thornber moved to adjourn. Motion seconded by Garton and carried. Meeting adjourned at 9:00 a.m. **Next meeting will be held March 13, 2019.**

---

Colleen Connors, Executive Director

February 22, 2019