

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
July 10, 2015

Present: John Atkinson, John Wenum, Scott Beard, Sandy Wormet, Joy Casperson, and John Earl

Excused Absence: Charlie Krupa and Renee Greenland

Staff: Fred Hebert, Ed Czerkas, George Thompson, Dale Casperson, and Donna Lynch

Guests: Muriel Harper, Donna Maly, and Dave Singer

1. John Earl called the meeting to order. Roll call was taken with six members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the June 12, 2015 PBP Committee meeting minutes.
3. Ed presented the Buildings Maintenance & Repairs Report: All apartments are fully occupied; Commercial space is available at our Adams, Beaver Dam & Portage buildings; Adams – wiring cleanup in server box completed; Dells – rug cleaning underway; Beaver Dam – miscellaneous projects pending.
4. A property survey has been ordered for our Mauston Building Project; when received we plan to meet with the Mauston City Council.
5. Grants were submitted for Gomoll's Senior Village. Additional information was requested by the State. If Federal Home Loan Bank requests more information by early August, there is a good chance we will be funded. If the \$150,000 FHLB grant is not awarded, we will submit another grant to the State at year end for eight units and request financing from Bank of Mauston for two market rate units.
6. The Division of Housing recently conducted monitoring of our apartment buildings with minimal discrepancies found; we're waiting for the final report.
7. Committee members reviewed the Team Engineering Contract for Gomoll's Senior Village; we may request additional engineering bids for the project.
8. The State conducted monitoring of our Neighborhood Stabilization Program this week.
9. Muriel reported on the Beaver Dam Homeless Shelters. The Men's Shelter had 444 client nights since recently opening which is a huge savings on motel vouchers. The Women's/Families Shelter had 6,933 shelter nights since opening in 2007; the Knights of Columbus and Lutheran Church in Beaver Dam are building and installing a handicap ramp there.
10. We have a three year contract with WHEDA to administer the Section 8 program for the City of Eau Claire. We subcontracted with our sister agency, Western Dairyland, to assist with the project however that contract will be ending on July 31st. A new office has been located in the City of Eau Claire and we will hire one full-time and one part-time staff to continue operations.

11. Committee members will elect a PBP Committee Vice-Chair at the next meeting.

12. Meeting Adjourned – Next Meeting – August 14, 2015