

MARQUETTE HOUSING COMMISSION

Board Meeting Minutes February 25, 2020

The meeting was called to order by Lankinen at 12:02 pm.

1) Roll Call

PRESENT: Lankinen, Norberg, Schumacher, Stark, Turner, Maki and Hurley

ABSENT: None

2) APPROVAL OF AGENDA: Motion made by Schumacher, seconded by Norberg, to approve the agenda as presented.

Ayes: All

Nays: None

3) APPROVAL OF PREVIOUS MEETING MINUTES: Motion was made by Schumacher, seconded by Turner, to approve the January 28, 2020 minutes. No questions or comments. Motion passed unanimously.

Ayes: All

Nays: None

4) PUBLIC COMMENT:

5) CONSENT AGENDA:

(a) Executive Director's Report

LAKE SUPERIOR VILLAGE:

Youth & Family Center: The board is working to draft by-laws and an agreement between the housing commission and the board for managing the youth program. We are also discussing opportunities to increase family involvement. Looking for grants for supplying food. Question asked if we will be reapplying for the grant we received last year. Marquette Rotary Club was a suggestion. Not receiving current grant again due to family income.

PINE RIDGE APARTMENTS:

Elevator: A walk through was conducted on 2-13-2020 for the RFP. Two companies participated. Proposals to be submitted by 2-27-2020. Currently only one elevator operational. Other is out for repair. 9th floor needs big elevator for moving material.

Fire Restoration: First Contracting has completed framing in the apartments and will start dry walling the week of the 24th.

EXECUTIVE DIRECTOR:

RAD: The process is moving along very quickly. E.D. will start doing weekly calls with the consultant and developer starting next month. All believe we are still on target for a July close. One obstacle we discovered is that per MSHDA, a broker needs to be a part of the Management team.

(b) Financial Statements: Tenant Services line item high due to the fire donation monies. The other line item in CoCC is high due to the RAD invoices are all temporarily assigned to this portion. We have quite a few invoices that need to be reimbursed from the insurance for the fire.

(c) Cash Positions Statement: Good

(d) Approval of Checks (Current and previously issued reviewed): No questions asked.

(e) Housing Choice Voucher Progress Report: High performer. Increase in budget, can offer even more vouchers.

(f) Pine Ridge: Project Performance Reports: We are not leasing due to having to move people around for RAD.

(g) Lake Superior Village Report:

(h) Tenant Accountant Receivable both Write Offs: \$0

Motion made by Schumacher, seconded by Stark, to approve the consent agenda and the write-offs. Motion passed unanimously.

Ayes: All

Nays: None

6) Communications:

(a) Lawsuit – Check has been sent to lawyer to continue.

(b) Capital Funds – These monies will roll over into RAD.

7) Old Business: RAD Structure – Explanation of the 20 year financial investment. We will continue to do our own audit. All the closing documents will be available before the actual closing date for the board members. Instead of Capital and Operating funds, we will receive just one sum. Will be increasing the number of handicap apartments. Y&F Center will not be converting to RAD. The MHC will still be looking at the Strategic Plan. Developer fees are earned and kept. RAD allows buildings to be purchased and/or improvements to be made. Need to visit zoning issues. Discussion of the meaning of affordable housing.

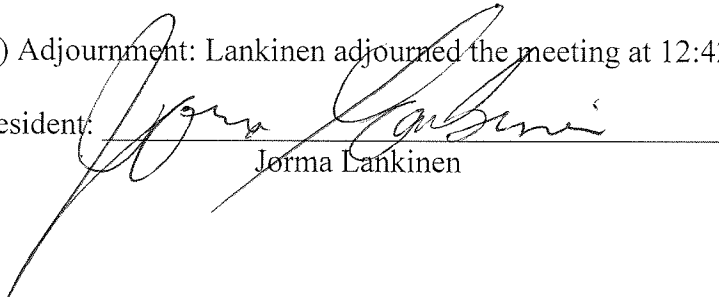
8) New Business: None

9) Commissioner Comments: None

10) Public Comment: None

11) Adjournment: Lankinen adjourned the meeting at 12:42 pm.

President:



Jorma Lankinen