

MARQUETTE HOUSING COMMISSION
BOARD MEETING MINUTES
March 23, 2021

The meeting was called to order by President Lankinen at 12:15 pm.

1) Roll Call

Present: Lankinen, Schumacher, Stark, Maki, and Hurley

Absent: Norberg, Turner

2) Approval of Agenda: Motion made by Schumacher, so moved by Stark, to approve the agenda as presented.

3) Approval of Previous Meeting Minutes: Motion made by Schumacher, so moved by Stark, to approve the February 23, 2021 minutes.

4) Public Comment: Person #1 Feels that it is difficult to pay rent, especially if one works and 30% increases the rent. Person #2 agrees with Person #1. Person #3 upset with the construction and how it is being conducted. The work is not good. New carpeting is peeling up.

5) Consent Agenda:

Management: The LSV maintenance staff is painting mechanical sheds. Admin staff is working towards leasing 20 units and the annual recertifications. Our auditor completed our public housing audit and reported no findings. We will continue to have an audit every year.

Construction:

Pine Ridge: Work on the second elevator has been completed and both have permits. The handicap accessible units did not pass inspection due to the showers were missing the rollover lip. Windows, ledges, and air conditioners are being installed. Tub valves, tile replacement, and tub and tile glazing are in process. Hallway lighting continues to be replaced. Question asked by Commissioner how long it takes to get an inspection. The architect does the inspection. The E.D. & architect need to both agree on the approval.

Lake Superior Village: Four of the slab units have had tenants return. The additional six are shortly behind. Several of those units will be leased to new tenants. Work in occupied apartments are scheduled to begin the beginning of April. Siding and windows will be starting again shortly.

Phone and Internet System: Pine Ridge has been fully converted to PFN. We are experiencing ongoing issues that 906 has yet to identify. Not able to fax, internet goes down. Is it our offsite server or PFN? We will start the conversation with 906.

(a) Financials – Not available.

(b) Approval of Checks – For shared bills the MHC will pay and then bill each entity at the end of the month. No questions asked.

(c) Cash Position Statement – General Funds increase due to reimbursement.

(d) Housing Choice Voucher –Four vouchers issued this month with one lease up already scheduled. Motion made by Schumacher, seconded by Stark, to approve the consent agenda.

6) Communications – None

7) Old Business –

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- (a) Fire-determination of cause. In the packet is just the summary. We will let MML file the lawsuit and not file ourselves. Commissioner comment the complexity of dealing the fire and also the RAD conversion.
 - (b) Resolution 2021-3 Personnel Policy. E.D. would like the Commissioners to really look at the policy and do a work meeting. Union meetings are coming up and this policy will mirror that. Need to address the part-time workers time off. Lankinen & Stark will work with E.D. Monday at 2pm work.
- 8) New Business –
 - (a) Purchase of Printer was approved by those present.
 - 9) Commissioner Comments: Lankinen – None, Schumacher – Will table his construction comment for AHSUP, Stark – How the fee structures are set up and it is set up by HUD. Regardless of what the developer decides, we have to follow HUD guidelines. Maki - This program is very focused on low income families.
 - 10) Public Comment – Person #1 Will pay the market rate. Has helped many people in this building. Would like to go back and is willing to work. Rent would go up more than what they are willing to pay with the rent increase. Person #2 – Fire in Munising. Person #3 – The tenants are able to understand what is going on. The problem is that they do not understand, it's the communication that is not happening. Would like to be put on the agenda next month.
 - 11) Adjournment at 1:10 pm.

John Lankinen

Note: The April 27, 2021 Approval of Minutes Motion made by Stark, seconded by Schumacher, to change Person 1, 2, and 3 to the actual names.

Person #1 is Effy Laturi
Person #2 is David Laturi
Person #3 is Lori Jenerou