

MARQUETTE HOUSING COMMISSION
BOARD MEETING MINUTES

May 23, 2023

The meeting was called to order at 5:40 pm.

- 1) Roll Call
Present: Stark, Metz, Tharp, and Maki
Absent: Tharp and Shannon
- 2) Approval of Agenda: Motion made by Metz, so moved by Rose, to approve the agenda with moving Old Business to after the 4) Public Comment. Motion passes.
- 3) Approval of Previous Meeting Minutes: Motion made by Rose, so moved by Metz, to approve the April 25, 2023 minutes.
- 4) Public Comment: None
- 7) Old Business
 - a) Strategic Plan –
Only report is in regards to project basing public vouchers for the property behind SHOPKO.
No more news about the Venture Hotel deal.
 - b) Left over funds – Kendra Goedert, Social Coordinator came with input.
Pine Ridge –
Transportation is needed for tenants. Difficult for companies to find drivers, even church volunteer drivers. Suggestion to offer a survey to tenants for their input and address the Resident Council. Idea to see if MarqTran decommissioned vehicles are available for purchase.
Lake Superior Village -
Machinery issues and/or heavy equipment upgrades needed
Part-time summer worker
- 5) Consent Agenda
 - (a) Executive Director's Report

Pine Ridge Marquette:

- Apartment manager and occupancy specialists have reorganized about 95% of the tenant files. Only files of tenants who have moved out remain.
- A representative from Cinnaire visited the property to complete an inspection. As the investor representative, their purpose was to view the property and determine if management was adequately maintaining the property. The inspector was very happy with the condition of the property.
- Multiple tenants have informed staff that the water in their bathroom is not warm enough. Prime Mechanical has been on property multiple times to address the issue. There is an issue with one of the new water tanks. Prime would like the tank replaced under warranty; however, the company supplier is reluctant to do so. The company believes it can be repaired.
- Vacancies: 1; 1 eviction in process since November. Hearing May 22nd and then decision was to evict.
- The 1-bedroom waitlist has been closed.
- MSHDA is conducting a physical inspection on May 30th and a file inspection on June 15th.

Lake Superior Village:

- Apartment manager and occupancy specialists have reorganized about 85% of the files.
- Vacancies: 3; 1 2BR, 1 3BR, 1 4BR
- MSHDA is conducting a physical inspection on June 2nd and a file inspection June 12th.
- A representative from Cinnaire visited the property. As the investor representative, their purpose was to view the property and determine if management was adequately maintaining the property. The inspector was happy with the condition of the property.
- The administrative staff and maintenance staff have gone to four ten-hour days. Monday – Friday remains covered with longer hours each day.

Executive Director:

- A second mediation regarding a settlement for the fire was held. Neither party were close to agreeing on an amount to settle the lawsuit. The court has rescheduled the trial to January 22, 2024. Five days have been set for the trial. MML was MHS insurance company and roofing company has Cincinnati.
- Attended Building Michigan Conference in Lansing. I met Cinnaire's compliance officer assigned to Pine Ridge and Lake Superior Village. I also spoke with the inspector that came to both properties. I was able to discuss with him what he would be looking for and relay the information to our staff.
- I was asked by CSG if I would join her in a presentation at the Nation NAHRO conference in September. CSG is the company we contracted with to apply for RAD and choose a developer. She will be sending in a proposal to conduct the session to the conference committee.
- I have not made any progress on completing the necessary 40 hours of course work for my real estate license. I will have more available time in the next few months.
 - (b) Youth and Family Center Report –Kendra Goedert, Social Coordination gave a verbal report. Summer program has 34 enrolled with the anticipation for another ten. They have applied to six grants. They did not receive the grant last year for \$1000 to fund their summer field trips. Motion made by Metz, seconded by Rose, to donate \$1000 for funding the summer field trips. Motion passed.
 - (c) Financials – No questions
 - (d) Approval of checks – Menards check listed had description as credit, but there was no credit. It is because it is a credit card.
 - (e) Cash Position -. Question asked when the CD comes due. Need to discuss how those extra monies will be utilized.
 - (f) Housing Choice Voucher Progress Report – If the government does not come to an agreement on the debt ceiling and halts funding to HCV, it was

in agreement that MHC will uphold their obligation to pay the landlords.
Motion made by Metz, seconded by Rose, to pay the landlords. Motion passed.

(g) Pine Ridge Marquette Report – Unavailable

(h) Lake Superior Village Report – Asked about the RAD line. It simply is an old line item that needs to be removed.

Motion made by Metz, seconded by Rose, to approve the Executive Director's report.

6) Communications - None

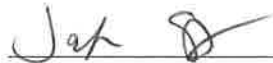
7) Old Business – moved to be after 4)

8) New Business - None

9) Commissioner Comments: – Rose: Regarding the van suggested a survey to the tenants.
Metz: Van and wish list are great. Stark: Great meeting. Would like ideas about the CD put on the agenda.

10) Public Comment – Possibility to do something for the tenants for being so helpful with all the extra inspections. Keep in mind if a van is purchased, we have many tenants in wheelchairs.

11) Adjournment at 6:51 pm



Signature

6.27.23

Date