

## MARQUETTE HOUSING COMMISSION

Board Meeting Minutes

January 28, 2025

The meeting was called to order at 4:30 pm.

### 1. Roll Call

Present: Stark, Agassi, Schumacher, and Maki

Absent: None

**2. Election of officers:** Call for additional nominations. None. Agreed on raise of hand vote. The nomination for Stark as President all board members raised their hand. President Stark voted in unanimously. The nomination of Schumacher as Vice President all board members raised their hand. Vice President Schumacher voted in unanimously.

**3. Approval of Agenda:** Motion made by Schumacher, seconded by Agassi, to approve the agenda as presented.

**4. Approval of Meeting Minutes:** Motion made by Agassi, seconded by Schumacher, to approve the December 17, 2024, meeting minutes with the correction of changing the work “where” to “were” in 4.d Approval of Checks.

**5. Public Comment:** None

### 6. Consent Agenda

#### a. Executive Director’s Report

Pine Ridge Marquette:

Vacancies: 0

Lake Superior Village:

Vacancies: 3

Midway Drive Villas:

Vacancies: 0

ASHUP is starting to look at determining an appropriate amount to place in a reserve for replacement account. Once that is determined, a schedule of maintenance will be developed. Currently at least one countertop needs to be replaced.

520/522 Fisher Street:

One house remains vacant.

211 Mather:

Vacancies: The efficiency apartment remains empty.

Executive Director:

Our public housing audit was completed at the beginning of the month. There were no findings. I received a draft report. Once reviewed, a final report will be submitted to HUD.

MSHDA again requested additional information for the MI Neighborhood grant, which I provided. I have not heard the final decision.

Billing for the LEO grant has been submitted through May.

I have had several conversations with our lawyer regarding the countersuit regarding the outstanding bill from the fire. There is a preliminary hearing this month. I will not be attending.

Our lawyer does not believe we can countersue.

#### b. Youth and Family Center Report:

The new Program Director started January 2, 2025.

**c. Financials:** Ideas for bringing in more revenue - Need to send utility percentages as an administrative fee to YFC. Possibility to bill ASHUP for ED salary. Increase the rents or do not

include utilities in the rent. This cannot be done at Fisher with the water. Commissioner asked if a percentage could be moved from other properties, which can not be done. Suggestion that a sub-committee be formed for ideas how not to run on a deficit. HUD sets the management fees. Motion made by Agassi, seconded by Schumacher, to set up a Budget Oversight Committee. Agassi nominated Stark and Schumacher as committee members and they agreed.

**d. Approval of checks:** LSV water bill questioned why sewer was higher than water costs.

**e. Cash Positions Statement:** Question asked why there was not a reserve account for LSV. It is because our LIHTC program requires one to be set up for PRM. The money market will be put back in BA.

**f. Pine Ridge:** Interested in what the waitlist will look like when Blackrocks waitlist opens.

**g. Lake Superior Village Report:** Same waitlist interest as with PRM.

**h. Housing Choice Voucher Report:** Still at 37 leased. Leasing and spending are right on target. Motion made by Schumacher, seconded by Agassi, to approve the consent agenda.

**7. Communications:** None

**8. Old Business:**

**a) Strategic Plan Overview:** Real estate license on the back burner.

**b) Development Committee:** The ED and a developer looked at the church/school on Fisher. To purchase at \$500,000 the developer said they would have difficulty penciling that in. The seller is asking for \$3.5 million. MARESA is also looking at the property. Commissioners agree the incentive is to purchase a multi-unit building in one location. Possible to look at other apartment buildings.

**9. New Business:**


**a) Commissioner Training in Detroit:** Commissioner thinks it is great that our staff is doing a presentation. Both Commissioners Stark and Agassi may attend.

**b) Commissioners' Fundamentals:** This training is done via Zoom. Commissioner Schumacher is interested.

**Commissioner Comments:** Agassi – glad to participate in the sub-committee. Gives us a compass to guide us. Schumacher – Happy Holidays. Stark – Excited for vouchers to go into project-based rentals.

**9. Public Comment:** Likes the transparency and lines on the graphs.

**10. Adjournment:** The meeting ended at 5:58 pm.

  
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Signature

2.25.25  
Date