

MARQUETTE HOUSING COMMISSION

Board Meeting Minutes

May 27, 2025

The meeting was called to order at 4:37pm.

1. Roll Call

Present: Stark, Agassi, Schumacher, and Maki

Absent: None

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

3. Approval of Meeting Minutes: Motion made by Schumacher, seconded by Agassi, to approve the April 22, 2025, meeting minutes.

4. Public Comment: Ashley, a community member, introduced herself. Another person had no comment.

5. Consent Agenda

a. Executive Director's Report

Pine Ridge Marquette:

Vacancies: 0

MSHDA conducted an on-sight property inspection on 5-6-2025.

HUD conducted an on-sight property inspection on 3-19-2025.

Lake Superior Village:

Vacancies: 0

MSHDA conducted an on-site property inspection on 5-6-2025.

A maintenance position is open. There is no interest in the position. One of the maintenance personnel assigned to Pine Ridge is going to LSV three days per week.

Midway Drive Villas:

Vacancies: 0

520/522 Fisher Street: No comment

Vacancies: 0

211 Mather:

Vacancies: The efficiency apartment will be leased at the beginning of June.

Executive Director:

Community Housing Network (CHN) reapplied to receive the 9% LIHTC award for two properties in Ishpeming. The Port Huron Housing Commission has opted not to transfer their Fair Cloth units to the Marquette Housing Commission.

Without those units the application will not score high enough to be awarded the funding. CHN has not indicated if they plan to continue to pursue the properties in Ishpeming.

The MI Neighborhood grant was not reapplied for on time. Funding will continue to be available. The Union has requested a wage reopener.

An all-staff meeting is scheduled for the beginning of June. We will be discussing the future of the organization.

b. Youth and Family Center Report Again, the board commented that this is the report they look forward to.

c. Financials: N/A

- i) Business Activities
- ii) Pine Ridge
- iii) Lake Superior Village

d. Approval of checks: Sherwin-Williams check questioned regarding that the paint was necessary to cover up a unit with smoke damage. Prime check questioned why we were billed for a warranty and for boiler work. Asked if bids went out for the boiler. Auto-Owners insurance checks questioned. They were fire coverage. Also, the Summit check was questioned and what it covered. Annual fire inspections.

e. Cash Positions Statement: Looks really good.

f. Pine Ridge: All units are full.

g. Lake Superior Village Report: All units are full. Monies for new flooring will come out of the reserve fund.

h. Housing Choice Voucher Report: Commissioner questioned when the eight vouchers will go towards part of the new 50 units being built. The vouchers are PBV (Project Based Voucher) and will stay with the unit.

Beginning of June we should know our number for the two-year-tool (TYT).

Motion made by Schumacher, seconded by Agassi, to approve the Consent agenda.

6. Communications: NAHRO Commissioner training. E.D. Maki will sign all Commissioners up for the upcoming On Demand Commissioner training.

7. Old Business:

a) Strategic Plan Overview: - Revisit mission and vision statement. Commissioners Stark and Schumacher looked at other housing commissions mission statements and did not find anything better. Commissioner Agassi came up with an original and sent it to the Executive Director.

b. Update from Esquire – Casey Majestic regarding counter lawsuit against Lake State Roofing has offered a settlement amount and it was agreed to the final settlement of \$19,000. This business is finished.

8. New Business:

a) Banking options – Huntington bank at 4%. June 26th the CD will mature. Incredible Bank is offering 4.25%. At this rate it was agreed to lock it up and depending on the best amount of months. Later would like to match the CD amount with a matched grant, but for now leave it for the next 1 1/2 years. There has only been one rollover in the past. The max is two years at the best rate.


b) Tenant Selection Plan – Motion made by Agassi, seconded by Schumacher, to approve the updated tenant selection plan.

9) Closed Session: 5:25 pm

10) Public Comment: None

11) Commissioner Comments: None

12) Adjournment: The meeting ended at 5:41 pm.



Signature

7.15.25
Date