

MARQUETTE HOUSING COMMISSION

Board Meeting Minutes

February 24, 2026

The meeting was called to order at 4:35 pm.

1. Roll Call

Present: Stark, Agassi, Schumacher, Fitzgerald, and Maki

Absent: None

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

3. Approval of Meeting Minutes: Motion made by Agassi, seconded by Fitzgerald, to table the approval of January 20, 2026, meeting minutes till next meeting. Motion carries.

4. Public Comment: None

5. Consent Agenda

a. Executive Director's Report –

Pine Ridge Marquette:

Vacancies: 1

Lake Superior Village:

Vacancies: 0

We are leasing a front-end loader. When we purchase the loader, the lease expense will be deducted from the purchase price.

Midway Drive Villas:

Vacancies: 0

Significant snow and ice removal. Make sure to budget extra for snow removal. Needs to be taken care of, eliminating ice jams. No salt. Commissioner Schumacher would like pictures.

520/522 Fisher Street:

Vacancies: 0

211 Mather:

Vacancies: 0

Executive Director:

All eight PBV (Project Based Vouchers) apartments at Black Rock have been leased.

HUD has recommended that most PSHAs stop issuing newly allocated vouchers.

Spoke with two actuarial firms to determine the value of the Pelto insurance. Pelto may also contract for her own actuarial to be completed.

Staff viewed two camera companies' programs. The programs are very similar. Further research needs to be done prior to a decision. Commissioner Agassi asked if these were for both properties. Yes.

Housing Commission audit is complete and available upon request. The auditor can also make themselves available via Zoom to review the audit and answer questions. Commissioner Schumacher noted the report is included. Commissioner Agassi questioned if the auditor could provide insight. E.D. said can only provide actual. All Commissioners agreed that a Zoom meeting was not needed.

I will be attending NAHRO's Washington Conference at the beginning of March.

Our newest maintenance person has resigned for a better paying job. I am working with the staff to restructure how the maintenance staff is managed. A maintenance manager position is being created. Question asked why the position is so hard to fill. It was suggested to put it on Facebook.

An online system is going to be set up for LSV to all rent and charges to be paid via credit cards. Questions asked if it is only for LSV. No, PRM is interested, too. Is there a percentage for usage with credit card?

Commissioner Schumacher asked if we could charge the convenience fee back to the tenant. E.D. will ask the auditor.

b. Youth and Family Center Report: Flyers of activities for review

c. Financials

i. Business Activities

ii. Pine Ridge

iii. LSV

iv. YFC – Goal is to get the LEO grant settled. Doing rubber mulch for playground. State of Michigan grant money grant. We should be even at the end of the spend plan by June 2026.

d. Approval of checks: CSG check questioned by Commissioner Schumacher. They like when checks are labeled as “interfund”.

e. Cash Positions Statement: Commissioner Stark noticed we are hovering over the same amount at the end of each month. The PRM operating amount is getting lower every month, compared to LSV, which is running evenly. It is possible to draw out of the PRM reserve for replacement funds.

f. Pine Ridge Report: No comments.

g. Lake Superior Village Report: Running line for debt collected not listed. Four – 30-day notices observed.

h. Housing Choice Voucher Report: Looks right on track for monies spent. Funding at 98% rather than usual 89%.

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

6. Communications:

a) Auditor letter to Commissioners: Everything looks in line. No other comments about the letter.

7. Old Business: None

8. New Business:

a. Resolution 2026-2 HCV Utilities: Motion made by Agassi, seconded by Fitzgerald, to approve Resolution 2026-2. Motion passes unanimously.

b. Resolution 2026-3 Disciplinary Policy: Motion made by Schumacher, seconded by Fitzgerald, to approve Resolution 2026-3

c. Resolution 2026-4 Inclement Weather: Motion made by Agassi, seconded by Schumacher, to approve Resolution 2026-4.

d. Review of Property Responses: Compared the three lowest RFP’s for drawings. We need to vote if we want the drawings done. How long by the time the Commissioners vote and the drawings get done? Having the plans in place will help with tax credits. Contemplation of having the building demolished. 30-year loan with tax credits. Called a capital stack. Cash flow pays back the loans. Auditorium to be used as daycare. Motion made by Schumacher, seconded by Agassi, to move forward with the architectural drawings. Motion passes.

e. Executive Session: Starting at 6:10 pm. Motion made by Schumacher, seconded by Agassi, to approve pay structure as discussed. Motion passed unanimously.

9. Public Comment: None

10. Executive Director Comments: Really excited about the new project moving forward.

11. Commissioner Comments:


Agassi – Excited to have Commissioner Fitzgerald on the board. Makes the board feel mor balanced.

Schumacher – Welcomed Commissioner Fitzgerald to the board.

Fitzgerald – Glad to be here. Everyone has been very welcoming.

Stark – Super excited and thrilled to be moving forward with the new project.

13. Adjournment: The meeting ended at 6:15 pm.



Signature

3.24.2026

Date