MEETING MINUTES

The Marquette Housing Commission meeting on Tuesday, July 28, 2026, at 5:03 P.M. in the Pine Ridge conference room.

1) Roll Call: Present – Schumacher, Agassi, Fitzgerald, and Maki. Absent - None
2) Approval of Agenda: Motion made by Fitzgerald, seconded by Agassi, to approve the agenda. Motion passes unanimously.
3) Approval of Previous Meeting Minutes: Motion made by Agassi, seconded by Fitzgerald, to approve June 29, 2026, meeting minutes. Motion passes unanimously.
4) Public Comment: Pathways representative introduced herself. Future commissioner introduced herself.
5) Andres Ramos- CSG Advisors: Based on the architectural survey, there are three (3) options. 1. Smallest number of units. Lowest gap funding. Closable and achievable. All commissioners found this one most favorable. 2. Most number of units. 3. Similar to #2, but with 2BR units. Both 2 & 3 could get 9% boost. Hard costs would be the same. Parking space questioned. Follow up with the architect on the square footage. No pending action on the E.D. part.
6) Consent Agenda
   a) Executive Director's Report
      Pine Ridge Marquette: Vacancies – 0. Cinnaire has yet to complete their file inspection. All findings from the MSHDA file inspection have been corrected and submitted to MSHDA. The MOR (management and occupancy review) was started on July 1th.Thre HUD staff visited the properties to review client files and inspect the site. They are now conducting a desk review in which they will review policies, procedures, and financials. The report will be to us on or before August 14th.
      Lake Superior Village: Vacancies – 2 (1 three bedroom, vacant 50 days due to tenant assigned to apartment 7/21//26 and 1 four bedroom, vacant 22 days due to move to home ownership). Cinnaire has yet to complete their file inspection. All findings from the MSHDA file inspection have been corrected and submitted to MSHDA. The MOR (management and occupancy review) was started on July 1st.Thre HUD staff visited the properties to review client files and inspect the site. They are now conducting a desk review in which they will review policies, procedures, and financials. The report will be to us on or before August 14th.
      Midway Drive Villas: Vacancies – 0
      Fisher Street Apartments: Vacancies – 1
      Mather Street Apartments: Vacancies – 0
      Previous Executive Director: A health care savings account has been approved but not been processed for Pelto.
   b) Youth and Family Center Report: NA
   c) Financials
      i) Business Activities: Page 9, line P $0 amount questioned. It is for no work done. $19,000.00over budget in operating income due to the budget getting done later than expected.
      ii) Pine Ridge: Page 10 – Drastic change due to three months behind on the billing. Page 11 - $13,890 was for the audit. Page 12 – No questions.
      iii) Lake Superior Village: Page 13, 2i – Other iincome for tenants catching up in rent. PILOT questioned, it is payment in leu of taxes.
      iv) Youth and Family Center: Page 16 – Looks good. PILOT questioned, it is payment in leu of taxes.
   d) Approval of checks: No questions asked.
   e) Cash Position Statement: Bottom line looks good.
   f) Pine Ridge Marquette Report : Still on the down slope but received a large insurance check refund. 30 day notices on the increase. May amounts charged vs. collected is a big gap.

g) Lake Superior Village Report: Similar numbers to Pine Ridge but still up looking over the course of the year.
h) Housing Choice Voucher Report: Still in a holding pattern, which is good.

7) Communications: None
8) Old Business: None
9) New Business: None
10) Public Comment: Confirmed the Fisher street development would be under the housing commission and funding options. No openings at PRM & LSV Midway is full. Case manager at Pathways wanted to see where new housing is, where to find funding, and how to expand.
11) Executive Director Comments: Spoke at Forsyth town meeting regarding the shelter and wanted to alert the commissioners of a reaction.
12) Commissioner Comments: Fitzgerald – It was nice to have had the RAD conversion. Agassi - Glad to see public interest. Schumacher – At crossroad with our rental and next project. Think we are still going in the right direction. A special meeting was agreed to be held I two weeks on Tuesday, August 11, 2026, at 5:00 pm.

13) Adjournment: 6:27 pm

Signature

Date 8/11/26.

Doc 6:12pm

Mission
Create thriving communities by enriching lives with housing, support and opportunities

Vision
A community where all people have access to quality housing.