MARQUETTE HOUSING COMMISSION
BOARD MEETING MINUTES
April 23, 2024

The meeting was called to order at 5:32 pm.

1) Roll Call
   Present: Stark, Tharp, Agassi, and Maki
   Absent: Metz
2) Approval of Agenda: Motion made by Tharp, so moved by Agassi, to approve the agenda as presented. Motion passes unanimously.
3) Approval of Previous Meeting: Motion made by Agassi, so moved by Tharp, to approve the meeting minutes.
4) Public Comment: None
5) Consent Agenda
   (a) Executive Director's Report: As presented in board packet.
   -Tharp questioned the eviction process. Stark questioned why the tenant eviction was not upheld in court. Maki spoke with an attorney in Port Huron, and they commented that the defending attorney was sharp.
   -Midway: A tenant agreement for repayment is going well.
   -Stark is interested in the reason for not being tax exempt for Negaunee Township. Need to check if MHC had purchased the property, if they would have been exempt. Maki will double check.
   -Financial Audit: hopefully a trickle-down effect with the monies.
   -Cinnaire inspections are random selected units.
   -Fire Department will be doing inspections too.
   -Commissioners Agassi and Tharp are interested in attending training. Stark would do a refresher. Maki would like to host or have it in Escanaba.
   -Agassi suggested following a pilot program for housing.
   -Focus would be on new development.
   -Midway property still on the radar to build 4-2BR units to mirror the existing units there.
   ED Evaluation Process: Need to make sure the budget is correct. Will put it on the July agenda. Present the budget in August to vote on it in September so it will be ready at the beginning of October. Tharp suggested a survey for tenants to fill out about how the staff is working. Set up benchmarks for ED so able to review in the following year if achieved. Agassi asked if he could see previous evaluations done. Every board will have a different set of achievements and implementation of goals. Next month's meeting would like to see a draft presented. Two-member committee consisting of Stark and Tharp, both volunteering.
   Motion made by Tharp, seconded by Agassi, to approve the Consent Agenda. Motion passes unanimously.
   (b) Youth & Family Center: As presented in board packet.
   (c) Financials – We knew we would be operating at a loss. The management fee needs to be increased. A Midway increase would have to be approved by ASHUP. Agassi questioned if MHC felt restricted with the budget. It does not reflect the new

computers. All questioned "delinquent mortgage". Clarification on administrative salaries and benefits at next meeting.

(d) Approval of Checks-No questions on checks.
(e) Cash Position Statement – Reviewed and discussed.
(f) Housing Choice Voucher – Presented the various monthly budget amounts that change every month. Explanation of how HCV is managed and used with SEMAP (Section 8 Management Assessment Program) report.
(g) Pine Ridge Marquette Report – Tharp commented on how long the waitlist is.
(h) Lake Superior Village Report

Motion made by Tharp, seconded by Agassi, to approve the consent Agenda. Motion passes unanimously.

6) Communications – None
7) Old Business –
   (a) Black Rock Letter- No vote needed. No development fees. Allocating a maximum of eight vouchers.
   (b) Tenant Selection Plan. Motion made by Tharp, seconded by Agassi, to approve the Tenant Selection Plan.
8) New Business –
   (a) Business Activities budget
   (b) Multifamily housing opportunities- Zoned general business and listed since February 2024. Discussion of access, usage, and E.D. was encouraged to further investigate. 2nd property discussion questioned the price and structure and to change the unit multifamily sizes. Could use energy incentives for roofing, windows, water heater, etc….to remodel. Inflation reduction act rebates are an option. Agassi would like a third comparison for a multifamily unit. Stark volunteered to accompany Maki.
9) Commissioner Comments- Agassi Staff is managing a lot of different parts and gives adoration for their work. Finding new housing opportunities and feels optimistic at our efforts. Tharp seconds what Agassi said. Stark would like to start meetings at 4:30 pm. July's meeting will be at LSV.
10) Public Comment – None
11) Adjournment at 7:26pm

Jay Stark — 5/28/24

Signed — Date