

MARQUETTE HOUSING COMMISSION

BOARD MEETING MINUTES

April 27, 2021

The meeting was called to order by President Lankinen at 12:07 pm.

1) Roll Call

Present: Lankinen, Schumacher, Stark, Maki, and Hurley

Absent: Norberg, Turner

2) Approval of Agenda: Motion made by Stark, so moved by Schumacher, to approve the agenda as presented.

3) Approval of Previous Meeting Minutes: Motion made by Stark, so moved by Schumacher, to approve the March 23, 2021 minutes with listing the names of those who made a Public Comment instead of listing them as Person 1,2, and 3.

4) Public Comment: None

5) Consent Agenda:

Youth & Family Center: Y&F continues operating in the office building. The playground is shut down for renovations. Kendra has completed the summer food program application. Goal is to serve lunch and a snack Monday through Friday.

Management Staff:

*LSV maintenance staff is working with First Contracting (FC) to determine what repairs and replacements need to be completed that are not in FC's scope of work. Maintenance goes into occupied units prior to FC to determine if slab doors, outlets, plumbing, and closet doors need to be replaced. Maintenance will clean all kitchen drains and replace doors as needed before the tenant returns to the unit. Broken outlets are being changed by FC. Each staff is working well together.

*Administrative staff continues leasing 20 apartments and annual recertification paperwork.

*Service Coordinator is coordinating all of the tenants packing and moving in and out of their apartments.

Construction:

*Pine Ridge: Handicap accessible apartments and tub valve replacements have all been completed. Current projects include tub and tile glazing, hallway lighting, hallway painting, and painting and flooring in tenant units.

*Lake Superior Village: All of the slab apartments are complete and tenants have returned. Work in occupied apartments started the beginning of April. Two buildings were completed on 4/23/2021. Installation of siding and windows and brick work are again underway. Outdoor construction started this week. There is an issue with the kitchen vent hood, but it is being addressed.

(a) Financials – New form, board likes this better.

(b) Approval of Checks – Everything is good, no questions asked.

(c) Cash Position Statement – Looking healthy.

(d) Housing Choice Voucher – 3 of 5 vouchers leased up this month. Have port-in from WI and NE next month and will issue a new voucher for May. Still have 2 in shop mode and 1 EOP.

(e) Motion made by Schumacher, seconded by Stark, to approve the consent agenda.

- 6) Communications – HUD Guidebook: MHC has been recognized and quoted. Review of how the rental amounts work with the tenants' income and the percentage rates for different apartments.
- 7) Old Business –
 - (a) HUD Lawsuit: Still going on. Waiting to see if they are going to appeal.
 - (b) Vacation for E.D.: Taking mid-May off for a few days. Will still be participating in a conference during that time.
- 8) New Business – UPHP is working with people coming out of treatment/recovery and trying to figure out housing for them. Discussion if GLFR could be the landlord and MHC issues the vouchers. Possibility of doing a transition to a regular voucher.
- 9) Commissioner Comments: Stark – Good working with Schumacher. Schumacher – Appreciated working and serving on this board.
- 10) Public Comment – None
- 11) Adjournment at 12:58 pm.

Signature

Date