

MARQUETTE HOUSING COMMISSION

Board Meeting Minutes

August 26, 2025

The meeting was called to order at 5:02 pm.

1. Roll Call

Present: Stark, Agassi, Schumacher, 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 Schumacher, to approve July 15, 2025, meeting minutes. Motion carries.

4. Public hearing for 5 Year Plan: This is a HUD requirement only for public housing. The focus is on significant changes. Motion made by Schumacher, seconded by Agassi, to approve the 5-year plan. Motion carries.

5. Public Comment: None

6. Consent Agenda

a. Executive Director's Report

Pine Ridge Marquette:

Vacancies: 0

Explanation of why the Reserve for Replacement funds cannot be used for the tub glazing. The Cinnaire inspector only commented on a little dripping faucet and missing tub stopper.

Lake Superior Village:

Vacancies: 0

They both received a score of 100 from the inspector.

Midway Drive Villas:

Vacancies: 1

One unit needs all new flooring

520/522 Fisher Street:

Vacancies: 0

211 Mather:

Vacancies: 0

Executive Director:

Met with the Supervisory Union for a wage reopener. Arrived on a mutually agreeable settlement. WODA, Black Rock developer, is utilizing an office at Pine Ridge. They anticipate moving into the building at the end of September. I attended budget training for MSHDA this month. Will start working on PRM and LSV budgets next month. Insurance issues with Pelto continue. I met with MHC lawyer to review situation. Lawyer will work with Pelto's lawyer to come to an agreement. Housing Authority Accounting Specialists (HAAS) assigned MHC a new fee accountant. Sarah, Jacini, and I will be presenting at the MI NAHRO conference. The topic will be how the transition to RAD affected the day-to-day operations of the business.

b. Youth and Family Center Report: Commissioner Agassi took pictures from the carnival to share.

c. Financials:

i. Business Activities: Questions on property taxes, interest income making more than budgeted, employee benefit amount. Showing income, which does not reflect reimbursements.

ii. Pine Ridge: As we proceed with the charts, the month at the beginning will fall off to make room for the new month added

iii. Lake Superior Village: Will do the same. Both look good.

d. Approval of checks: Next month registers may be a little complicated due to changing software programs.

e. Cash Positions Statement: A line item was entered twice in July and will be removed

f. Pine Ridge Report: Waitlist was purged so that is why the numbers from February to July dropped.

g. Lake Superior Village Report: Numbers changed due to moving families into appropriate sized units, flooring issues, and down a maintenance person.

h. Housing Choice Voucher Report: Monthly percentage of funds lower to make sure enough monies available for the Black Rock vouchers to be filled. No contract is signed until units pass inspection.

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

7. Communications: None

8. Old Business: None

9. New Business:

a. UPHO/MHDA Joint Conference on Mackinac Island. Commissioner Agassi is interested.

Commissioner Schumacher will let us know. Commissioner Stark has already done the training.

b. Resolution 2025-9 Lithium-Ion Battery Safety Policy. Question asked if bikes were registered. Only at Pine Ridge, not at LSV because they have porches.


Motion made by Agassi, seconded by Schumacher, to approve Resolution 2025-9. Motion carried.

10. Closed Session (5:53 open session)

11. Public Comment: None

12. Commissioner Comments: Schumacher – none, Agassi – thanked everyone for what they do, Stark – none.

13. Adjournment: The meeting ended at 5:58 pm.


Signature

9.23.25
Date