

MARQUETTE HOUSING COMMISSION
BOARD MEETING MINUTES
October 24, 2023

The meeting was called to order at 5:35 pm.

- 1) Roll Call
Present: Stark, Metz, Tharp, Maki
Absent: None
- 2) Approval of Agenda: Motion made by Metz, so moved by Tharp, to approve the agenda as presented.
- 3) Approval of Previous Meeting Minutes:
 - a) Motion made by Metz, so moved by Tharp, to approve the July minutes
 - b) Motion made by Tharp, so moved by Metz, to approve the September 7 special meeting minutes.
 - c) Motion made by Tharp, so moved by Metz, to approve the September 14 special meeting minutes.
- 4) Public Comment: None
- 5) Consent Agenda
 - (a) Executive Director's Report
Discussion of Roof Fire deposition.
New purchase of Midway apartments
Looking at the building on corner of Fisher and Champion.
Room at the Inn to convert the upstairs into a family shelter and put the single people into another building.
Heard back from Dave Nyberg. We need to contact Veridia.
Pine Ridge:
 - Vacancies: 0
 - HUD rep was a MSDHA person making sure we existed. Very happy with the sights.
 - More depositions in November regarding the fire.
 - The staff is working on updating the tenant selection plan and house rules to reflect changes required through HOTMA.**Lake Superior Village:**
 - Vacancies: 0
 - HUD representative did an onsite visit. He looked at the property and two vacant apartments. He was impressed with the property.
 - Sarah Fogaroli and I provided a deposition September 8th regarding the tenant slip and fall lawsuit.
 - The staff is working on updating the tenant selection plan and house rules to reflect changes required through HOTMA.**Executive Director:**
 - The Central UP Regional Housing Partnership meetings have come to a conclusion. A draft plan was sent to MSHDA. A public review began on September 1st and will run until the 28th. You can find the draft at <https://bit.ly/CentralUPRHPDraft>

- Attended the Great Lakes Region Reentry Working Group in Chicago. This group discussed the HUD Secretary's initiative to have no prisoner homeless upon release. Upon request, I did receive some input from other Michigan Executive Directors regarding this initiative. The consensus was concern about making former prisoners a priority in public housing. This concern was shared by several in the working group. There are currently some programs that utilize HUD funding outside of public housing to create housing for this population. One such program was created by a fellow NAHRO member. I have his contact information and plan on obtaining more information about the program. This group may have additional meetings; however, nothing has been determined.
 - Spoke with Senator Bergman's representative regarding an advocacy letter I sent to his office. The letter advocated for flexibility in how the HAP funds can be used. The representative stated Senator Bergman was in favor of supporting the change.
 - Purchased a quadplex for AHSUP. I am currently exploring options to work with the township and county for Brownfield funds and other opportunities available to decrease the cost of building the second quadplex on the property.
 - Working with both property managers to update the tenant selection plan and house rules to incorporate the HOTMA changes that will be required on January 1, 2024.
 - Working with Susi to update the Administration Plan and answers to HUD regarding the review.
 - Met with Incredible Bank regional manager and their business banking manager regarding financing for future purchases for both MHC and AHSUP.
 - Invited to join HUD and other Small & Rural PHA's for a listening session to discuss how we can work together to Strengthen Public Housing for the Future.
 - Presented at NAHRO national conference.
 - Completed term as MI NAHRO State President. Elected as Regional 1 Vice Chair.
 - Appointed as regional Small Agency Task for Chair at Regional NAHRO.
 - Appointed to National NAHRO Professional Development and Legislative Committees.
- (b) Youth & Family Center: Applying for a 5-year grant. They are very busy. Agreed to let them hold the \$500 field trip money for next year. It was voted on previously.
- (c) Financials – July, August. We will have a budget at next meeting. Projects are doing very well so able to purchase new Gator. Fiscal year for PRM & LSV is Jan – Dec. Public Housing is Oct – Sept. Audit will happen in March.
- (d) Approval of Checks- Question about the Mining Journal expense. We have to make a public announcement to open waiting list. ASHUP check questioned. It was a dividend check from Pine Ridge based on a percentage as a partnership. Management and Income report MEI. Still debating about purchasing the van. We did hire an on-

call person for maintenance. This will be a contracted position. Possibility to make him the driver of the van.

- (e) Cash Position Statement – No questions asked
- (f) Housing Choice Voucher – Need to spend more. One person leaving lives on Wright Street. Want to look into the 11 units on Wright Street as proposed to us from current landlord.
 - 1) SEMAP report – Section Eight Management Assessment Program has 14 indicators. There are policies in place to make these corrections and send to the Field Officer.
- (g) PRM – Full and everyone paying on time
- (h) LSV – Waitlist is really long. Will ask about the move out charges.
Motion made by Metz, seconded by Tharp, approve the consent Agenda. Motion passes unanimously.
- 6) Communications – None
- 7) Old Business –
 - (a) Strategic Plan – Needs to finish realtor license. Will look at Wright Street. Do a financial analysis.
 - (b) City separation update – going well
 - (c) AHSUP loan – Negotiated down from the loan requested.
 - (d) CD rates and options – Incredible bank gave options for either CD's and loans. Use collateral. They can crunch the numbers if a mortgage was taken out.
- 8) New Business –
 - (a) Resolution 2024-1 Utility allowance Motion made Metz, 2nd by Tharp to approve.
 - (b) Resolution 2024-2 Administration Plan Motion made by Metz, 2nd by Tharp to approve.
 - (c) Resolution 2024-3 HCV quality control inspection – Motion made by Tharp, 2nd Metz to approve.
 - (d) Resolution 2024-4 Fair Market Rates – Motion made by Tharp, 2nd by Metz to approve.
 - (e) Supportive housing – Any grant received is funneled through MSHDA. HMIS reporting is federal based. Superior Connections, GLFR, ALS etc...to have a committee run, own, the buildings and lease out the units for supportive housing. They would also have to maintain them. Not paying damages but if something breaks like a furnace then it's okay. Each unit is individually leased. Would do an RFP. Need to how many units they could support. All Wright units could be filled.
- 9) Commissioner Comments: Metz- Excited about the discussions here. Tharp - Has said her peace. Stark - Think we have a good group.
- 10) Public Comment – None
- 11) Adjournment at 7:23pm



Signed



Date