

Regular Meeting Minutes of
Marysville Housing Commission held on
Thursday, September 19, 2024
Meeting held at
Marysville Housing Commission
City Hall, Joseph S. Johns Council Chambers
1255 Delaware Avenue
Marysville MI 48040
10:01 AM

1. Roll Call:
The Regular Meeting of the Marysville Housing Commission was held on September 19, 2024. This meeting was held at Marysville City Hall 1255 Delaware Avenue, Marysville MI 48040. President W. Deem Boldyreff called the meeting to order at 10:01 AM with roll call by Executive Director James A. Dewey.

Present: President W. Deem Bolydreff, Commissioner Susan Throop and David Smith
Also: Executive Director James A. Dewey, Deputy Executive Director/Legal Counsel Gregory T. Stremers, Financial Manager Suzanne Ward, Program Assistant Specialist Anne Landschoot and Property Manager Melissa Mayo
Absent: Vice President Ryan Welser and Commissioner Richard DeNardin

2. Public Comment for items listed on the agenda:
None
3. Approval of Agenda to include any changes/additions
Changes: None
Additions: None

With discussion complete, Commissioner Throop motioned to approve the MHC agenda as presented. This motion was supported by Commissioner Smith.

Ayes: Boldyreff, Smith, Throop
Nays: None
Absent: Welser, DeNardin
Motion Carried.

4. Approval of Minutes
- June 2024 Regular Meeting Minutes
 - August 2024 Special Meeting Minutes

With discussion complete, Commissioner Smith motioned for approval of the minutes from The Regular June Meeting and special meeting occurring in August 2024 and was supported by Commissioner Throop.

Ayes: Boldyreff, Smith, Throop
Nays: None
Absent: Welser, DeNardin
Motion Carried.

5. Communication / Presentation
None

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6. Financial Reports

- a. Balance Sheet and Budget vs. Actual Expenses
- June 2024
 - July and August accumulative report

With review and discussion complete, Commissioner Smith made a motion to receive and file the Balance Sheet and Budget vs. Actual expenses as presented which was supported by Commissioner Throop.

Ayes: Boldyreff, Smith, Throop

Nays: None

Absent: Welser, DeNardin

Motion Carried.

- b. Public Housing General Fund Cash Disbursement and Wire Transfer
1. Cash Disbursements – June, July and August 2024
 2. Wire Transfer – June, July and August 2024

Review took place noting that all expenses appear to be normal expenses for the operation of the complex for the last several months.

With discussion complete, Smith motioned with support from Commissioner

Throop to approve the Cash Disbursement and Wire Transfer from June, July and August 2024.

Ayes: Boldyreff, Throop, Smith

Nays: None

Absent: Welser, DeNardin

Motion Carried.

- c. Utility Consumption Comparison

1. Detroit Edison
2. SEMCO

Review and discussion held noting cost comparison aligns with the 2023 cost as prices appear to be remaining steady.

With review and discussion complete, Commissioner Throop motioned to receive and file the Utility Consumption Comparison as presented, which was supported by Commissioner Smith.

Ayes: Boldyreff, Smith, Throop

Nays: None

Absent: Welser, DeNardin

Motion Carried.

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- d. CFP (Capital Fund project) Obligation/Expenditure (E-LOCC)
Discussion was held regarding the obligation amount for MI28P161501-23 currently at 11%. Executive Director James A. Dewey explained that this funding will be obligated by February 2025 as there is a current open bid process taking place for hallway air conditioning and window replacements. The Board was assured that all funding will be obligated.
 - e. Account Balance Report
Financial Manager Sue Ward explained that Certificate of Deposits (CDs) have been or will be reinvested into a 4-6-12 month, high percentage CD. It was mentioned that Huntington Banks was offering 4.7% for a 4-month CD.

A motion was made by Commissioner Smith and supported by Commissioner Throop to receive and file the Account Balance Report as presented.

Ayes: Boldyreff, Smith, Throop

Nays: None

Absent: Welser, DeNardin

Motion Carried.

7. Unfinished Business
None

8. New Business

a. Small Business Purchase (informational purposes only)
None

b. Travel and Travel Training
None

c. Approval of Contracts

1. Electronic Safety Service
Final Contract Extension
Effective: 02.2024 thru 01.2027
Cost: Remains the same as originally priced

2. Ehrlich Contract Extension – Pest Control
41169 Vincenti Court
Novi MI 48725
Effective: 05.2024 thru 04.2026
Cost: Remain the same as originally priced

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3. Buckley Belcher and Company LLC
Mat Morgan
Services: Unlimited Elevator consulting services for one elevator
Cost: \$65.00 per month, \$175 elevator assessment with annual 3% increase
Contract: 09.2024 thru 08.2027

With discussion and consideration of all contracts listed above, Commissioner Smith motioned and was supported by Commissioner Throop to approve the following contract extension and new contract agreement for services to be provided as presented.

Ayes: Boldyreff, Smith, Throop

Nays: None

Absent: Welser, DeNardin

Motion Carried.

- d. Miscellaneous
 1. Monthly Vacancy Report
Property Manager Melissa Mayo provided updates on the occupancy noting that a healthy waiting list exists, and all apartments should be occupied by month end.
- e. Resolution
None
- f. Committee Report
None
- g. Staff Report
 1. Executive Director James A. Dewey
Executive Director James A. Dewey reviewed in detail his written report to the Board of Commissioners. ED Dewey announced that the NAHRO Advocacy Letter was a huge success with over 140,000 letters issued, all 50 States Congressmembers received letters supporting a PHA budget increase continuing to supply housing assistance nationwide. The Government FYE expires 09/30/2024, it is unknown if a budget will be finalized or if a continuous resolution will be passed to continue to fund government spending.

ED Dewey announced that the Will's Manor Development will not be built in its originally approved location. The grounds that this building was to be built upon came back as wetlands. We are currently looking for other property to possibly

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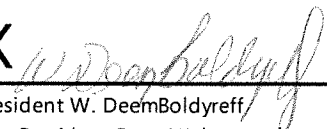
build however we will have to go through the MSHDA application process again. At this time, we are investigating options, as well as working with the engineering company for funding refund due to the erroneous error.

2. 5 Year Goal Achievements
Review and discussion held noting that this was the first quarter of the 2025 FYE report.


9. Public Audience:
None

10. Open Board Discussion:
None

11. Adjournment
With the business of the agenda having been complete, Commissioner Smith motioned with support from Commissioner Throop to adjourn the meeting of the Board of Commissioner at 10:34 AM. The next Regular Commissioner meeting is scheduled to be held on Thursday, October 17, 2024, located Vicksburg Halls, 1100 New York Avenue, Marysville Mi 48040.

X 

President W. DeemBoldyreff/
Vice President Ryan Welser

X 

Executive Director/Secretary James A. Dewey
Deputy Executive Director Gregory T. Streiners

