

Regular Meeting Minutes of  
Marysville Housing Commission held on  
Monday September 18, 2025  
Meeting held at  
Marysville Housing Commission  
Joseph S. Johns Chamber  
1255 Delaware Avenue  
Marysville MI 48040  
10:01 AM

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1. Roll Call:

The Regular Meeting of the Marysville Housing Commission was held on September 18, 2025. This meeting was held at the Joseph S. Johns Chambers City of Marysville 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 Boldyreff, Vice President Ryan Welser (arriving at 10:06 AM), Commissioner Richard DeNardin, David Smith and Susan Throop  
Also: Executive Director James A. Dewey, Program Assistant Specialist Anne Landschoot, Financial Manager Suzanne Ward, Operational Manager Pamela Moses and Property Manager Melissa Mayo  
Absent: None

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 Smith motioned to approve the MHC agenda as presented. This motion was supported by Commissioner DeNardin.

Ayes: Boldyreff, DeNardin, Smith, Throop  
Nays: None  
Absent: Welser (arrived 10:06 AM)  
Motion Carried.

4. Approval of Minutes

- June 16, 2025, Regular Commissioner Meeting Minutes

With discussion complete, Commissioner DeNardin motioned for approval of the minutes of June 16, 2025 as presented. This motion was supported by Commissioner Smith.

Ayes: Boldyreff, DeNardin, Smith, Throop  
Nays: None  
Absent: Welser (arrived 10:06 AM)  
Motion Carried.

5. Communication / Presentation

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None.

6. Financial Reports

a. Balance Sheet and Budget vs. Actual Expenses for FYE June and August, 2025

With review and discussion complete, Commissioner DeNardin made a motion to receive and file the Balance Sheet and Budget vs. Actual Expenses for FYE June and August, 2025 which was supported by Commissioner Smith.

Ayes: Boldyreff, DeNardin, Smith, Throop

Nays: None

Absent: Welser (arrived 10:06 AM)

Motion Carried.

b. Public Housing General Fund Cash Disbursement and Wire Transfer

1. Cash Disbursements – June, July and August 2025

2. Wire Transfer – June, July and August 2025

Discussion was held regarding the WIFI expenses and remaining cash disbursements.

With discussion complete, Commissioner Throop motioned with support from Commissioner Smith to approve the Cash Disbursement and Wire Transfer ending June 2025.

Ayes: Boldyreff, Welser, DeNardin, Smith, Throop

Nays: None

Absent: None

Motion Carried.

c. Utility Consumption Comparison

1. Detroit Edison

2. SEMCO

Review and discussion held.

d. CFP (Capital Fund project) Obligation/Expenditure (E-LOCC)

Discussion was held regarding the use of funding to be dedicated for the final phase of the kitchen cabinet installation for all occupied apartments. Concern was expressed regarding the interruption that may take place with the current residents however it was explained that this renovation, on average, takes only one day.

e. Account Balance Report

Review held.

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

Ayes: Boldyreff, Welser, DeNardin, Smith, Throop

Nays: None

Absent: None

Motion Carried.

7. Unfinished Business  
None

8. New Business

a. Small Business Purchase (informational purposes only)  
None

b. Travel and Training  
None

c. Approval of Contracts

1. RESA of St. Clair County  
Service: Fiber Optic WIFI  
Cost: Installation fee: \$14,290.94  
Monthly fee: \$210.00

Executive Director James A. Dewey announced that RESA presented MHC with an installation fee and monthly cost estimate for the Fiber Optic. In comparison with Comcast, it would take approximately 31 months of comcast services to pay for the RESA installation and then cost would decrease to \$210 per month. With fiber optic being the superior option, with reliability and cost savings, it is being highly suggested to approve this bid tabulation.

With discussion, review and understanding complete, Commissioner DeNardin motioned with support from Commissioner Smith to approve the RESA of St. Clair County as the bidder of choice for Fiber Optic 1 Gig Internet Services and installation as presented.

Ayes: Boldyreff, Welser, DeNardin, Smith, Throop

Nays: None

Absent: None

Motion Carried.

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- d. Miscellaneous
  - 1. Monthly Vacancy Report  
All but one vacancy has been occupied.
  
- e. Resolution
  - 1. Resolution No. 2025-12 Dwelling Lease Agreement, Tenant Handbook and Damage and Schedule of Fees  
Program Operations Manager Pamela Moses reviewed and explained the changes necessary for Resolution No. 2025-12 Dwelling Lease Agreement, Tenant Handbook and Damage and Schedule of Fees. Noting that a majority of the changes are annual cost analysis and updated and corrected information pertaining to the Lease agreement and Handbook.

Commissioner Smith motioned with support from Commissioner Throop to approve Resolution No. 2025-12, Dwelling Lease Agreement, Tenant Handbook and Damage and Schedule of Fee as presented.

Ayes: Boldyreff, Welser, DeNardin, Smith, Throop

Nays: None

Absent: None

Motion Carried.

- f. Staff Report
  - 1. Executive Director James A. Dewey  
Executive Director James A. Dewey reviewed his written report by the Director highlighting the WIFI project and generator installation.
  
  - 2. 5 Year Goal Achievement Quarterly Review  
Review and discussion held.

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 Vice President Welser to adjourn the meeting of the Board of Commissioner at

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10:24 AM. The next Regular Commissioner meeting is scheduled to be held on Thursday, October 16, 2025, located at Marysville Vicksburg Halls 1100 New York Avenue Port Huron MI 48040.

X 

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President W. DeemBoldyreff  
Vice President Ryan Welsler

X 

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Secretary/Executive Director  
James A. Dewey