

Meeting Minutes of the Elk Rapids Housing Commission

August 17, 2021

A Regular Meeting of the Elk Rapids Housing Commission was called to order by President Myrna Howse in the Village Council Chamber, as part of the Government Center, 315 Bridge Street, Elk Rapids, Michigan, at 3:31 P.M. President Howse then led all participants in the Pledge of Allegiance.

I ROLL CALL

The following people were present:

Commissioners – Myrna Howse, Marilyn Leix, Judy Standerfer, and Margaret VanDenBerge.

Newly appointed Commissioner, Charleen “Char” Gretel, was welcomed and introduced to the Commission.

Staff – Tony Lentych, Executive Director, and Angie Szabo, Program Manager.

Others/Guests – Elaine Glowicki, Elk Rapids Village Council, was excused.

Public/Residents – Judith Ashley, Carl Semczak, and Richard Widrig.

II PUBLIC HEARING

Commissioner Standerfer moved (VanDenBerge support) to open the Public Hearing on the ERHC PHA Annual Plan Update. The motion was approved and the Public Hearing was opened at 3:33 P.M.

Public Comments: None.

Commissioner VanDenBerge moved (Leix support) to close the Public Hearing on the ERHC PHA Annual Plan Update. The motion was approved and the Public Hearing was closed at 3:35 P.M.

III APPROVAL OF AGENDA

Commissioner VanDenBerge moved (Standerfer support) to accept the agenda as presented. The motion was unanimously approved.

IV APPROVAL OF MINUTES

Commissioner VanDenBerge moved (Leix support) to accept the Meeting minutes of July 20, 2021. The motion was unanimously approved.

V APPROVAL OF BILLS

Commissioner VanDenBerge moved (Standerfer support) to approve the bills paid from July 20, 2021 until August 16, 2021.

Roll Call

Leix	Yes
Standerfer	Yes
VanDenBerge	Yes
Gretel	Yes
Howse	Yes

The motion was unanimously approved.

In response to a written request from Noble Pines Resident, Richard Widrig, Commissioner VanDenBerge moved (Standerfer support) to reimburse Mr. Widrig for his expense, as submitted, for housing during a repair in his unit around the Independence Day Holiday weekend. The motion was unanimously approved.

VI PUBLIC COMMENT

Carl Semczak made comments about the landscaping at Noble Pines.

VII OLD BUSINESS

- A. The Noble Pines Occupancy Report was given by staff. Noble Pines is full. The wait list has 21 names. There are approximately 5-6 persons on the list that are not quite seniors (age) but since the wait list time is still about two years, they will be eligible soon.
- B. Henry Webb gave a brief report on Noble Pines maintenance issues by noting that everything is running as expected.
- C. Staff reviewed the management memorandum in the packet. Most of the items in the report will be addressed under New Business.
- D. Elaine Glowicki, Elk Rapids Village Council, submitted, in advance, a detailed written report on the recent Village Council meetings and a copy of "Goal 3 of the Strategic Goals and Objectives". This goal is focused on "connectivity and walkability" in and around the Village. It was noted that the Housing Commissioner was approved with unanimous support. There was a brief discussion about other items in the report.

VIII NEW BUSINESS

- A. The FY 2022 Annual Budget was introduced and discussed. It was noted that this will be presented for adoption next month and that Commissioners can take their time to review it. Any questions that cannot be answered today, will be answered next month. There was a question about the keyboard in the community room and well as other improvements budgeted for the Community Room. There is a request to explore carpets in the hallways too.
- B. A "Survey of Residents" (conducted by staff) was discussed. There was a 70% response rate for this survey. There are not many "complaints offered but plenty of suggestions to improve the property. All will be considered by management.
- C. The 2021 HUD Annual Plan Update to the 5-Year PHA Capital Fund Program Plan was introduced by staff. After a brief discussion, Commissioner VanDenBerge moved (Standerfer support) to adopt the 2021 HUD Annual Plan for the Capital Fund Program and to submit to HUD with all required authorizations and approvals from this body.

Roll Call

Standerfer	Yes
VanDenBerge	Yes
Gretel	Yes
Howse	Yes

Leix

Yes

The Resolution was adopted.

- D. With the arrival of a new Commissioner a "New Commissioner Orientation" was discussed. Staff is recommending that we schedule the Orientation prior to the Annual Meeting in October. It was the consensus of the Commission that this should occur after the September Regular Meeting but before the Annual Meeting.

IX ADJOURNMENT

Commissioner VanDenBerge moved (Leix support) to adjourn the meeting. The motion was approved and President Howse announced that the next meeting will be on September 21, 2021 and then closed the meeting at 4:24 P.M.

Respectfully submitted,



Tony Lentych, Executive Director



Myrna Howse, President