



## Minutes of August 14, 2019

A REGULAR MEETING of the Ferndale Housing Commission was held at 6:37 pm in the Community Room at 415 Withington.

A. Roll Call

Present: Donnie Johnson, Reggie Sutherland, Jennifer Bentley, and Heather VanPoucker  
Absent: Wiltse (vacation)

B. Approval of Agenda

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Agenda with addition as submitted.

Ayes: All

Nays: None

Motion Passed.

C. Approval of Minutes

Regular Meeting of July 10, 2019

Motion by Commissioner Sutherland, seconded by Johnson, be it resolved to approve the minutes of July 10, as submitted.

Ayes: All

Signed by Sutherland

Motion Passed.

D. Approval of Disbursements

Review of invoices completed by Sutherland, Checks signed by Sutherland

i. HAP Expenses – no questions

ii. Vendor Payments – Sutherland questioned water bill – unauthorized pool, HVP investigating, anything above allowed water/sewer not allowed or payment can be negotiated

iii. Payroll Summary – no questions

Motion by Commissioner Sutherland, seconded by Johnson, be it resolved to approve the Disbursements as presented.

Ayes: All

Nays: None

Motion Passed.

E. Approval of Financial Report

i. Financials ended June 30, 2019

Indepth - revenue/expenses due to fire, it evens out – public housing side, not including fire, spent \$10k more for improvements; revenue is 45% should be 50%; expenses we're at 44%, they're tracking together. Voucher at 45% on revenue, and 47% on expenses; HUD will make additional HAP payments to catch up. Johnson, not terribly concerned, seem to be where we should be. HVP wants to tighten up how we charge the voucher side, staffing attributed – public housing is less robustly funded, want to make sure they get all they should.

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Financial Report as presented.

Ayes: All

Nays: None

Motion Passed.

F. Executive Director's Report

Multiple city inspections are being done at one time -

Direct Audit report – excellent

DTE presenting a challenge, resolution is to pay online with credit card, rather than someone having access to banking information – City Council set at \$2,000 limit -

New computers and server received; Changing phones to VOIP; implementing communications on lobby monitor; upgrading Withington camera system and adding cameras; received cash gift \$5 contributed to resident committee

RAD Conversion – VanPoucker and Sutherland and spent day; streamlined conversion, joint meeting next month with Detroit HUD Field Office and committee; Low income Tax Credit seminar last month, Lytec and Project based voucher program

Sent out survey, will compile results

Jessica and Becky asked to take a lead role in the resident meetings to enhance enrichment programming; met with developers from Urbane, don't participate in voucher program but could work;

New safety manual from Paychex. Mers statement of fiduciary net position attached.

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Executive Director's Report as presented.

Ayes: All

Nays: None

Motion Passed.

H. Old Business

i. Board Vacancy

Sent email more than a week ago – Alther. Haven't heard from her. Wiltse will be back full time next month. Dan Martin is willing and available to serve in January.

ii. Weapons Policy –

crafted draft policy – took before task force at each building – discussed at large with resident committees – hope is to get feedback tonight and taking it to formal public hearing and adopt; ran it by Capt. Emmi, with no changes/additions but run by legal council; Bentley questioned you can take it to your apt but cannot take out; concealed weapon they can bring in/out; residents must notify of date/time of transportation – 24 hours vs saying I’m taking it as they go out the door. Can’t cut off their ability to move in/out of building – concerned it will be challenged. Anticipate the possibility that it may become controversial and a news story – may have to engage communications firm to handle.

Concerns about number/type - Bentley not sure what our ability is to limit the quantity. HVP didn’t hear a lot of feedback/concern. Seems to appreciate the balance. She will run through legal council and provide mark-ups (Johnson).

iii. Retreat –

Talked about getting together for strategy session -  
Dissolution of Devon Trace Housing Development Corporation – that development is completed, in 2014 prior director and legal council established Devon Trace Housing Corporation – this dissolves the corporation; working with Doug Mecosta and his recommendation is to sign.

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the dissolution of the Devon Trace Housing Development Corporation.

Ayes: All

Nays: None

Motion Passed.

I. Call to Residents’ Committee Members - nothing

J. Open Call/Call to Audience – nothing

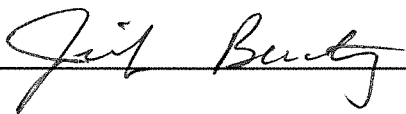
K. Call to Commission – Sutherland –paid for sprinkler system to be repaired, request to change timer

L. Adjournment

There being no further business, be it resolved the meeting adjourned at 7:18 p.m.

The next REGULAR MEETING of the board is scheduled for Wednesday, September 11, 2019, at 6:30 p.m. in the Community Room at 500 East Nine Mile Road.

SIGNED:



DATE:

9/11/19