



A REGULAR MEETING of the FHC Board was called to order on April 18, 2022, at 6:30 PM in the Community Room at 500 E. Nine Mile.

1. Roll Call

Present: Jennifer Bentley (via Zoom/Ferndale, MI), Dan Martin, Reggie Sutherland, Donnie Johnson, Deanne Wiltse, Heather Van Poucker.

2. Approval of Agenda

Agenda amended to add (7.d.) discussion regarding continued wearing of masks during FHC Board Meetings.

Motion by Commissioner Johnson, seconded by Wiltse, be it so resolved to approve the agenda as amended.

Ayes: All Nays: None Motion Passed.

3. Approval of Minutes (signed by Heather Van Poucker)

a. Regular Meeting of March 21, 2022.

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Regular Meeting of March 21, 2022, as submitted.

Ayes: All Nays: None Abstained: Wiltse Motion Passed.

b. Receive and file Ferndale Housing Development Corporation Annual Meeting Minutes

Motion by Commissioner Sutherland, seconded by Wiltse, be it resolved to approve to receive and file Ferndale Housing Development Corporation Annual Meeting Minutes

Ayes: All Nays: None Motion Passed.

4. Approval of Financial Statements, Payrolls, Disbursements, Bank Statements, and other financial documents as reviewed and approved by the Finance Committee

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

Ayes: All Nays: None Motion Passed.

5. Open Call/Call to Audience
(None)

6. Executive Director's Report

Heather Van Poucker reviewed the Public Housing operational reports for the month including pest control, occupancy, delinquencies, work orders and lease violations/warnings. Van Poucker reported that work will begin on the 2022 Resident Survey which will be used for the next ROSS Grant application and will incorporate IDEA related items. If Board Members have any additions, they should email Van Poucker.

Referrals for housing search assistance to Community Housing Network have begun and we have a Request for Proposals out for Housing Quality Standards Inspection Services. The website update is in the final stages. The UM Student group who has been working on it won runner up for the 2022 UMSI Diversity, Inclusion and Equity award.

The new Seasonal Landscape Specialists started work on the building properties.

Board Members that would like their information and pictures updated for the website can send changes to Van Poucker.

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to receive the Executive Director's report as presented.

Ayes: All Nays: None Motion Passed.

7. New Business

a. Receive and File 2020 Annual Audit

2020 Annual Audit received and filed.

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to receive and file the 2020 Annual Audit.

Ayes: All Nays: None Motion Passed.

b. Resolution Approving Public Housing and Housing Choice Voucher Utility Allowance Schedules

Motion by Commissioner Johnson, seconded by Wiltse, be it so resolved to approve Public Housing and Housing Choice Voucher Utility Allowance Schedules.

Ayes: All Nays: None Motion Passed.

c. Executive Director Report on Selection of 2022 Service Contract

i. Custodial Services: Royal Services, Estimated Annual Cost: \$24,300

ii. Unit Turnarounds: McCoy Services, Estimated 1 Bedroom Cost: \$2,875/\$5,733

iii. Elevator Maintenance: 5 Points Elevator, Estimated Annual Cost: \$12,720

iv. Pest Control: Rose Pest Solutions, Estimated Annual Cost: \$13,188

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve the 2022 Service Contracts and estimated costs for Custodial Services (Royal Services),

Unit Turnarounds (McCoy Services), Elevator Maintenance (5 Points Elevator), and Pest Control (Rose Pest Solutions) as presented by the Executive Director.

Ayes: Dan Martin, Jennifer Bentley (via Zoom/Ferndale, MI), Reggie Sutherland, Donnie Johnson, Deanne Wiltse

Nays: None Motion Passed.

- d. Discussion Regarding Wearing of Masks During FHC Board Meetings
The Executive Director will monitor Oakland County Covid rates for any significant changes. Zoom option will continue to be an option for participants and Board Members. Those in attendance can exercise their own best judgment.

8. Call to Commission
(None)

9. Adjournment – 6:42 PM

5/16/2022
