

Minutes of June 26, 2024

Commissioner Henry called the meeting to order at 5:30 p.m. Mr. Fleming called the roll.

PRESENT AT ROLL CALL: Commissioners Emma Henry, Loria Hall, Ashlee Barker, Heather Taylor, and Don Sober.

STAFF:

Doug Fleming	Kim Shirey
Steve Raiche	Karen Chase
Jennifer Burnette	

Guests:

Jenny Michigan Asset Group
Beau Idalski Community officer Capital City Apartments

Commissioner Hall motioned and Commissioner Barker seconded a motion to approve the minutes of the May 22, 2024, commission meeting. **The Motion was approved by all members present.**

Public Comment: limit 3 minutes per person

- **Bailey Star** – Food Bank is being discontinued. We really need it to continue.
- **Yolanda Strong – Capital City Apartments**, this is my home. Loitering needs to be controlled. They trash our home and leave. Make an ordinance to stop the loitering. I have been to prison and don't feel safe in this building.
- **Nikita Simon – Capital City Apartments**, as a woman living there, I don't feel safe. The staff comes in without warning. No ventilation in the bathrooms. Mold under cabinets. Loitering in the building. No one came to my apartment when my stove caught on fire. The fire alarms never went off. I just want to feel safe in my home. Staff makes sexual comments toward woman. We were told to call the police, and they don't come. I am fearful of speaking out because of retaliation.
- **Anthony Nevills– Capital City Apartments**, the last time I was here, I told you it was a violation of state law for the apartment must have ventilation. Electrical violation to have cords laying on top of the air conditioners. In the winter the sidewalks are not cleared off and we can't get out. The building is falling apart from the crappy rehab that was done. The baseboards are falling off the wall. Holes in the wall that have been patched two

months. It makes it look like they are doing everything. I wrote my complaints on this letter. If I want heat remediation I would have to pay for it. There has not been any heat remediation in this building in two years. The bedbugs and cockroaches are getting out of control. When Michigan Asset took over, we didn't have pest control for the first four months. Someone was dumping trash at the end of the driveway toward MLK, so they locked the trash. Then someone was dumping trash in the front. Jeff's answer to that is to put 40-foot high 20-foot-wide bone-dry brush pile 5 feet from the building which is a city of Lansing violation.

Action Items:

- **Resolution 1368** – Utility study was done by Nelrod, a third-party company to determine if the utilities need to change. Basically, there is a fluctuation up and down of about two dollars. Public housing Nelrod does a utility consumption study to determine on going up or down on the utilities. Residents are notified during their next annual certification.

Commissioner Barker motioned Commissioner Taylor seconded to approve the Utility Study as presented. **Motion was approved by all members present.**

- **Resolution 1369** – HCV Administrative Plan for fiscal year 2024-2025. Every year we must review our admin plan which is basically how we administer our programs for both our ACOP and our admin plan. A send out a summary of the changes. Changes to our preferences for our waiting list. We added you can be absent 180 days instead of 90. HOTMA changes. Earned Income Disallowance is being discontinued.

Commissioner Barker motioned Commissioner Hall seconded to approve the Administrative Plan as presented. **Motion was approved by all members present.**

- **Resolution 1370** – Fiscal Year 2025 Operating Budget. Gave a copy of the proposed budget last meeting. In December of 2020 we started the RAD process. In June of 2020 we had 880 units and almost 14 million in assets and buildings on our books. As we get ready to close our books in end June of this year we have about 3.5 million in assets on our books. We have significantly changed our portfolio of what we are doing. To offset that we had pension, OPEB in debt of 2.8 million back in June of 2020 and we are going to end this year with outstanding liability of \$660,000. We have been using the proceeds



to temporarily get some interest this year. It has created some challenges for us. Back in June of 2020 we used to get \$785,000 in admin fees from the properties to run the operations in this building. In this budget the number is \$200,000. So, this number has drastically changed how we need to operate here. The gap is being replaced by developer fees.

Commissioner Henry motioned Commissioner Barker seconded to approve the FY2025 fiscal year Operating Budget as presented. **Motion was approved by all members present.**

- **Resolution 1371** – Proposed Procurement Policy. This is a policy that was presented last month and gave you 30 days to look at it. It just an update of numbers based on inflation in 5 different categories. This policy is only used for LIPH and is not expected to be used very often with only 66 units left.

Commissioner Barker motioned Commissioner Taylor seconded to approve the proposed procurement Policy as presented. **Motion was approved by all members present.**

- **Resolution 1372** – Authorization to purchase land 405 S Grand. Baryames building is in front of the 220 Riverview. We could build a wing on the 220 Riverview project, or we can protect the view of the residents that will be 220 Riverview project. We want to have options.

Commissioner Barker motioned Commissioner Taylor seconded to approve the purchase of 405 S Grand as presented. **Motion was approved by all members present.**

- **Resolution 1373** – 9% LIHTC Application. Williamston is within our Section 8 service area. LHC will be a general partner with CAHP to build 48-unit building. This resolution will support and approve the executive director/CEO to enter LHC into necessary agreements and partnerships to advance the LIHTC application to MSHDA for the October 2024 round of LIHTC Submissions.



Commissioner Taylor motioned Commissioner Barker seconded to approve the 9% LIHTC Application as presented. **Motion was approved by 4 Commissioners with one abstention (Emma Henry).**

Informational Items:

Finance Report

Housing Choice Voucher

Asset Management Report

Public Housing (PH) Scattered Sites

Discussion Items: Development Deals

- Riverview 220 is right across the street. We will have some 7 market rate units and 56 affordable units and commercial space.
- Grand Vista Place is down the street with 55 affordable units. 4% tax credit deal.
- 106 W Allegan
- 405 S Grand is being purchased we have a resolution for.
- Williamston Project I was approached by CAHP for a senior project.
- Hollister Building - Boji group owns the building and has tenants. He has had some vacancies in the building and is trying to move the tenants into Boji building and offered to sell us the Hollister Building.

Other Items: None

Deputy Director Comments:

Executive Directors Comments:

Development Activities:

Other Activities:

President's Comments:

Other Business:

Adjournment: The meeting was adjourned at 7:00 p.m.

_____ Date _____
Emma Henry Board Chair

_____ Date _____
Doug Fleming, Acting Secretary