

## Minutes of the Ypsilanti Housing Commission

Tuesday, January 8, 2019 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:15pm by Commissioner Smith

### ROLL CALL:

- Commissioner Brown Present
- Commissioner Frankenhauser Present
- Commissioner Moore Absent
- Commissioner Palmer Present
- Commissioner Smith Present
- Executive Director/CEO Z. Fosler Present
- Tarah Hearn, YHC Present

**APPROVAL OF AGENDA:** R. Smith asked if there were any changes to be made to the agenda. H. Frankenhauser moved to approve the agenda as written, second by T. Palmer.

**Motion passed 3-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of December 13, 2018. H. Frankenhauser moved to approve the minutes as written, second by T. Palmer.

**Motion passed 5-0**

**AUDIENCE PARTICIPATION:** None.

**CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS:** None.

**RESIDENT ASSOCIATION REPORT:** None

### OLD BUSINESS:

- **Board Facilitation January 17 at 2pm:** The board reviewed the New Center board retreat proposal and discussed potential locations.

### NEW BUSINESS:

- **Resolution #19-01-HSA Employer Contribution:** A. Moore pointed out a typo. A. Moore moved to approve Resolution 19-01 with amended typo, second by T. Palmer.  
**Resolution 19-01 passed 5-0**
- **Resolution #19-02- Resolution Regarding YHC Retirement OPEB:** Z. Fosler stated that the YHC received a letter from the State concerning MERS pension funding. The YHC must provide the state with a plan to correct under-funding. A. Moore asked Z. Fosler to clarify the process of investing in a certificate of deposit (CD). Z. Fosler stated that the YHC will transfer funds into a CD to obtain a higher interest rate, and there will be no risk of losing funds. A. Moore asked why the funds can't just be put into the pension plan. Z. Fosler stated that he will follow up with the accountant. A. Moore asked how the pension became under-funded. Z. Fosler stated that policies at the state level changed and it was no fault of the YHC's. A. Moore asked if there are any other under-funded liabilities that place the YHC at risk and if there is a reason why investment into a CD is the best choice. Z. Fosler stated that he will follow up with a statement from the accountant. R. Smith stated that the resolution will be tabled until the board retreat.

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### MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None
- **Development Update:** Z. Fosler stated that he and M. Jackson met with the board of Second Baptist Church to discuss partnership. He stated that the church wants to meet again with Chesapeake Community Partners and he is working to arrange a meeting before the market study deadline. A. Moore asked why the YHC can't just pay the market study fee without having a definitive answer from the church. Z. Fosler stated that the fee is a significant amount of money to pay without having a site identified. Z. Fosler stated that he is also pursuing the recently closed New Beginnings Academy. A. Moore asked about the property on River St. Z. Fosler stated that the owners of the property have not responded to his inquiries. A. Moore asked for follow up about an Our House partnership. T. Palmer stated that the organization is now located out of the same building as the Clothes Closet and she has spoken to a few of their employees.
- **Security/Safety Update:** Z. Fosler stated that he is still working with the security team to create a concise monthly report.
- **Finance Reports:** Z. Fosler and the Board reviewed and discussed financial reports and the monthly finance cover sheet. A. Moore asked if Deborah Strong Housing delinquencies are caught up. Z. Fosler stated that property management has informed him that everything is caught up. Z. Fosler stated that the YHC will be negotiating with KMG for financial recompense for funds lost due to delinquency issues. A. Moore asked about property management staffing. Z. Fosler stated that KMG is looking to hire a new Regional Property Manager, an assistant property manager, and two maintenance technicians. H. Frankenhauser asked if criminal background screening includes cannabis usage, and if so, can it be waived. Z. Fosler stated that he will check. A. Moore stated that she is concerned about lack of office coverage for Hollow Creek. A. Moore asked about offline units for Hamilton Crossing and if the board should be concerned about fires at Hamilton Crossing. Z. Fosler stated that he will follow up. T. Palmer asked if fires have increased because of electric ovens. Z. Fosler stated that the issue has been inability to correctly put out grease fires on stovetops. He stated that FEP is working on coordinating a fire safety workshop for residents. A. Moore asked if the interest rate on YHC accounts has been increased. Z. Fosler stated that he will follow up.

### DIRECTOR'S REPORT:

- **Lansing RFP Proposal Review:** Z. Fosler stated that he sat in on the RFP Evaluation Committee to select a developer for Lansing Housing Commission.
- **YHC Renter's Insurance:** Z. Fosler stated that FEP has obtained a grant from United Way to provide renter's insurance for YHC residents.
- **HOME Meeting:** Z. Fosler stated that he attended a mandatory meeting at the County for HOME funding.
- **NCRC Conference:** Z. Fosler stated that he will be attending the North Central Regional Council board meeting in Chicago.

### COMMISSIONER COMMENTS:

Commissioner Brown: No Comment

Commissioner Frankenhauser: She stated that a former YHC resident council member works at her office. She encouraged her to come to the next board meeting to discuss assisting with the resident

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association.

Commissioner Moore: She stated that she needs to meet with Z. Fosler to discuss 2018 workplan. She thoroughly enjoyed the New Parkridge holiday party and thanked everyone who attended.

Commissioner Palmer: She stated that she is excited to start up the resident association and she hopes everyone had a nice holiday.

Commissioner Smith: She asked if succession planning and YHC attorney update can be added to the agenda for the next meeting. She encouraged the board to keep working hard.

**ADJOURN:** H. Frankenhauser moved to adjourn, second by T. Palmer. **Passed 5-0. Meeting adjourned at 7:20pm**

**THEREFORE, BE IT RESOLVED:**

The Ypsilanti Housing Commission and its Board of Commissioners, of the City of Ypsilanti, Michigan, hereby authorize the Executive Director to sign the approved Board of Commissioners minutes of January 8, 2019.

	YEAS	NAYS	ABSENT
Commissioner Brown	_____	_____	_____
Commissioner Frankenhauser	_____	_____	_____
Commissioner Moore	_____	_____	_____
Commissioner Palmer	_____	_____	_____
Commissioner Smith	_____	_____	_____

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Zachary D. Fosler, Executive Director