

Minutes of the Ypsilanti Housing Commission

Tuesday, May 14, 2019 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:16pm by Commissioner Smith

ROLL CALL:

- Commissioner Brown Present
- Commissioner Frankenhauser Absent
- Commissioner Moore Absent
- Commissioner Palmer Present
- Commissioner Smith Present

Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. T. Palmer moved to strike YHC Goal list from the agenda and replace it with 2018 ED Workplan Review and Discussion of the 2019-20 ED Contract, second by L. Brown.

Motion passed 3-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of April 16, 2019. T. Palmer moved to approve the minutes as written, second by R. Smith.

Motion passed 3-0

AUDIENCE PARTICIPATION: None.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT ASSOCIATION REPORT: T. Palmer stated that she will be meeting with Marquan Jackson to discuss resident engagement and the formation of the residents' association.

OLD BUSINESS:

- **Succession Plan Draft:** R. Smith stated that the succession plan draft discussion should be tabled until the June meeting. She stated that the YHC attorney still needs to review the draft.

NEW BUSINESS:

- **2018 ED Workplan Review and 2019-2020 ED Contract Discussion:** The board reviewed and discussed the achievements of the Executive Director based on the 2018 workplan. T. Palmer moved to accept the 2018 ED Workplan as satisfactorily completed, second by L. Brown

Motion Passed 3-0

Z. Fosler stated that he will bring a rough draft of the 2019 Workplan to the June meeting, but will be looking for Board input on narrowing down the focus for the year, given how many potential goals and activities were generated during the last Board retreat.

T. Palmer made a motion to authorize YHC Board Chair, R. Smith, to negotiate the Executive Director's 2019-20 employment contract with the assistance of the YHC attorney, second by L. Brown.

Motion Passed 3-0

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MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** The YHC’s attorney, David Blanchard, will be attending the June meeting.
- **Development Update:** Z. Fosler stated that acquiring the New Beginnings Academy is no longer a possibility because the owner was not willing to entertain an option to buy. R. Smith asked if Z. Fosler ever received potential site plans for the YHC office. Z. Fosler stated that he met with the City Planner about relocating the basketball courts behind the office in order to have a larger piece of land to work with. Z. Fosler stated that the City is not open to the relocation idea because grant money is tied to the park, in addition to other complications that would arise with the State of Michigan DNR. Z. Fosler stated that he will continue to meet with the City to discuss a potential multi-story development. Z. Fosler stated that Second Baptist Church is still a partnership option. R. Smith asked Z. Fosler to provide an update on the other potential sites that were listed his workplan at the June meeting. R. Smith encouraged board members to pass potential development opportunities on to Z. Fosler when they arise.
- **Security/Safety Update:** Z. Fosler stated that the recent homicide that occurred at the Summit liquor store has caused staff to raise concerns about their own safety given the volume of activity that occurred in proximity (but not directly on) YHC property following the incident. L. Brown stated that a New Parkridge resident has spoken to her and sent her photos and videos of people loitering outside units at New Parkridge. L. Brown asked if security is afraid to interact with New Parkridge residents. Z. Fosler stated that security is not afraid to interact. Z. Fosler stated that the YHC is aware of issues on site and property management is enforcing leases according to protocol. R. Smith asked what is being done to address staff safety onsite. Z. Fosler stated that T. Hearn is working on an emergency protocol policy for the YHC.
- **Finance Reports:** Z. Fosler and the Board reviewed and discussed financial reports, the monthly finance cover sheet, and the eviction report.

DIRECTOR’S REPORT:

- **Community Gardens:** Growing Hope will be hosting an open house and a dinner at Sauk Trail Pointe to boost resident engagement with the installation of garden beds. Growing Hope will also hold the Seed to Plate program at Sauk Trail Pointe.
- **YMCA Collaborative Certificate Program:** The Collaborative is piloting a program for residents to obtain a certificate in early education through Washtenaw Community College in the fall.
- **Michigan Works Summer 19:** The YHC is hiring two youth to work with property management at YHC sites.
- **MI NAHRO Conference:** The spring conference went well. T. Palmer’s kids won the state level of the poster contest. Election results also came in and R. Smith is now an At-Large Board Member for MI NAHRO and Z. Fosler is President-Elect.
- **YHC Investments:** The YHC is now set up to purchase CDs and treasury bills. The YHC has purchased a treasury bill that yields a higher interest rate than is currently being achieved.

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- **Federal Home Loan Bank Tour:** Z. Fosler and Marquan Jackson gave a presentation on YHC redevelopment activity and the New Parkridge redevelopment on the Federal Home Loan Bank bus tour, facilitated by OCED.
- **Meeting with the Mayor:** Z. Fosler and R. Smith met with Mayor Bashert to address community concerns about property management offices. They also discussed YHC achievements from the past 6 years. Z. Fosler stated that he will be giving a presentation at the June 4 City Council meeting and he will arrange for City Council members to come and tour YHC properties.
- **Landscaping:** The landscapers will be coming out to mow the grass at the YHC office and at YHC properties this week. Z. Fosler will be following up with property management to ensure re-seeding begins.

COMMISSIONER COMMENTS:

Commissioner Brown: No comment

Commissioner Palmer: Great meeting.

Commissioner Smith: No comment

ADJOURN: T. Palmer moved to adjourn, second by L. Brown. **Passed 3-0. Meeting adjourned at 7:47pm**

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 May 14, 2019.

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

Zachary D. Fosler, Executive Director