

Minutes of the Ypsilanti Housing Commission

Tuesday, July 11th, 2023 – 6:00 p.m.

New Parkridge, 831 Hilyard Robinson Way

Meeting called to order at 6:05 p.m. by Commissioner R. Smith.

ROLL CALL:

- Commissioner Brown Present
- Commissioner Palmer Present
- Commissioner Simmons Present
- Commissioner R. Smith Present (Left at 6:57 pm)
- Commissioner Williams Present

Others Present

- Z. Fosler, YHC
- D. Webster, YHC
- L. League, KMG
- Y. Dorsey, KMG

APPROVAL OF AGENDA: **R. Smith** asked if there were any changes to be made to the agenda. Z. Fosler suggested he report on the finance, facilities, and securities updates while property management was present. **L. Williams** moved to amend the agenda, second by **T. Palmer**. **Motion passed, 5-0.**

APPROVAL OF MINUTES: **R. Smith** asked if there were any changes to be made to the minutes from May 9th, 2023. M. Simmons stated that he would like to amend the 4th bullet point in the Director's report and provide context of what prompted the series of meetings between Z. Fosler, R. Smith, and M. Simmons. M. Simmons suggested the following phrase be added, "Z. Fosler and the Board had a generative discussion regarding the underperformance of the New Parkridge and Strong Future properties." **L. Williams** moved to approve the minutes with the amendment offered by M. Simmons, second by **T. Palmer**. **Motion passed, 5-0.**

AUDIENCE PARTICIPATION: None.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

PROPERTY MANAGEMENT UPDATE:

L. League introduced Y. Dorsey, the property manager for New Parkridge, Hamilton Crossing, and Strong Future. New Parkridge is currently 93% occupied and expects two move-ins by the end of July. There are applicants attached to the remaining six vacant units, and property management is working on turning the units.

Strong Future has one vacant unit, which will be filled by the end of the month. There are three possible evictions coming up for Strong: two for non-compliance, and one for non-payment.

A resident passed away at New Parkridge. This is an ongoing investigation and the Ypsilanti Police Department has yet to provide property management with an update.

Hamilton Crossing Phase 1 has five vacant units and property management is planning on hiring contractors to turn the vacant units. Once the units are completed, property management will begin screening applicants from CMA and expects to have the unit occupied shortly after. Hamilton Crossing Phase 2 has four vacant units, two of the vacant units

Minutes of the Ypsilanti Housing Commission

Tuesday, July 11th, 2023 – 6:00 p.m.

New Parkridge, 831 Hilyard Robinson Way

are completed with applicants attached and is expected to move in soon. Z. Fosler asked property management for an update once the vacant units had been occupied.

Facilities & Security Update:

L. League stated that she is looking for an update regarding the hours security are patrolling and waiting to receive the contract from security.

Z. Fosler stated that Warrior has been working every day of the week to assess and fix the cameras at New Parkridge. He showed the board some photos of the progress that has been made. M. Simmons asked Z. Fosler for a percentage of the cameras that are operational across the site. Z. Fosler stated that he welcomed the opportunity to meet with two commissioners to discuss the specific details surrounding the cameras, but that discussing specific details about our camera systems or security patrol schedules in a public meeting has the potential to negatively impact the safety of our residents. R. Smith stated that the board is looking for an ongoing report that details the progress of the cameras. Z. Fosler reiterated that Warrior has been out at New Parkridge every day, and the camera technicians are troubleshooting and repairing the cameras as they work their way across the site. Z. Fosler noted that he emailed the board an update on the new camera company a few weeks prior to the current meeting. He will work on providing the board with ongoing updates about the cameras as Warrior works its way across the site.

Finance Reports:

M. Simmons asked if he and R. Smith would continue to meet to discuss New Parkridge and Strong Future finances. Z. Fosler stated that in the update he recently provided regarding the property financials, he mentioned that if R. Smith and M. Simmons would like to continue to meet, to let him know. R. Smith stated that she would like to continue to meet and discuss property financials. M. Simmons stated that he would hold any additional questions regarding the property's performance until the meeting with Z. Fosler.

OLD BUSINESS:

Z. Fosler stated he is working with NEW Center to reschedule the board retreat. Currently working on identifying a Saturday that works for everyone.

NEW BUSINESS: None

MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None
- **Development Update:** None

DIRECTOR'S REPORT:

- **State Funding Allocation:** The YHC has been notified of a \$200,000 funding allocation from the State of Michigan to create a gaming/computing space for youth. The team is currently brainstorming on what this space will look like. This funding couldn't have come at a better time, following the success of Project Decoded.

Minutes of the Ypsilanti Housing Commission

Tuesday, July 11th, 2023 – 6:00 p.m.

New Parkridge, 831 Hilyard Robinson Way

- **Meet Up and Eat Up:** Meet Up and Eat Up, a summer lunch program where youth members of the public can come and eat a meal at New Parkridge has started. The program takes place on Mondays, Wednesdays, and Fridays in the New Parkridge community room.
- **Fleming Consultants:** The YHC has partnered with Fleming consultants to perform a third-party asset management review of the YHC portfolio. Fleming Consultants is an expert in asset management and will be able to identify areas of concern that will allow the properties to move forward. Fleming Consultants will work with property management to create work plans and establish concrete deadlines.
- **National Night Out:** National Night Out is being held on Tuesday, August 1st, at Rutherford Pool. Z. Fosler stated that he would love to see the commissioners attend the event.

COMMISSIONER COMMENTS:

- **Commissioner Brown:** Wanted to follow up on a resident who has complained about her AC. Z. Fosler stated the parts have been ordered, and the parts are back ordered until July. Z. Fosler stated that he will provide the board with an update.
- **Commissioner Palmer:** None
- **Commissioner Simmons:** None
- **Commissioner Williams:** Happy to see the progress that has been made.

ADJOURN: T. Palmer moved to adjourn, second by M. Simmons. **Passed 4-0. Meeting adjourned at 7:16 p.m.**

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 **July 11th, 2023.**

	YEAS	NAYS	ABSENT
Commissioner Brown	_____	_____	_____
Commissioner Palmer	_____	_____	_____
Commissioner R. Smith	_____	_____	_____
Commissioner Simmons	_____	_____	_____
Commissioner Williams	_____	_____	_____

Zachary D. Fosler, Executive Director & CEO