

## Minutes of the Ypsilanti Housing Commission

Tuesday, September 10, 2019 – 6:00 p.m.

601 Armstrong Dr., Ypsilanti, MI 48197

Meeting called to order at 6:11pm by Commissioner Smith

### ROLL CALL:

- Vacant
- Commissioner Brown Present
- Commissioner Frankenhauser Present
- Commissioner Palmer Present
- Commissioner Smith Present

### Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC
- Cris Davis, KMG Prestige
- Melvin Parson, Resident

**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 4-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of August 5, 2019. H. Frankenhauser moved to approve the minutes as written, second by T. Palmer.

**Motion passed 4-0**

**AUDIENCE PARTICIPATION:** M. Parson stated that he has concerns about the community gardens at New Parkridge. Z. Fosler stated that he will meet with M. Parson to discuss the issue. M. Parson also stated that he has concerns about security patrols being too frequent for the community. Z. Fosler stated that increased security has been necessary this summer due to the violent incidents that have occurred. He stated that there will be adjustments to security in the coming winter months, but he does not currently have an issue with security presence and patrols. He stated that he would like to be notified if there are any issues of security being aggressive toward residents, noting that he has received no such reports.

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

**RESIDENT ASSOCIATION REPORT:** T. Palmer stated that she has met with M. Jackson from the Family Empowerment Program to discuss the formation of the residents' association. T. Palmer asked if there is a budget for the hosting of events, trainings, and stipends for residents who participate in the association. Z. Fosler stated that the YHC does have a budget for resident services and he will meet with T. Palmer to discuss. T. Palmer stated that the next steps will be to create a schedule for regular meetings. M. Parson asked what the goals of the association are. Z. Fosler stated that the goals are community engagement and enrichment.

**PROPERTY UPDATES:** C. Davis gave an update on New Parkridge and Deborah Strong Housing financials and eviction reports. T. Palmer raised concerns around proper notification being given to residents prior to maintenance workers entering units. C. Davis stated that he will follow up with maintenance staff. T. Palmer also asked if there is any way to cut down on the volume of inspections that occur. Z. Fosler stated that the YHC has no control over when outside entities (HUD, Cinnaire, etc.) schedule inspections. There are at least five different entities that have the right to inspect. C. Davis stated that New Parkridge has five writs that have been filed.

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### OLD BUSINESS:

- **Vacant Board Position:** The board discussed filling the vacant board position and stated that they would like to have someone with an accounting/finance background.

R. Smith moved to table the remainder of old business and delegated the running of the meeting to H. Frankenhauser, second by T. Palmer.

**Motion passed, 4-0**

R. Smith left and called into the remainder of the meeting.

### NEW BUSINESS:

- **Election of Officers**
  - Per ARTICLE II- Officer of the Ypsilanti Housing Commission Board of Commissioner BYLAWS Section 6. Election or Appointment. The Chairperson and Vice Chairperson shall be elected at the Annual Meeting of the Commission from among the Commissioners of the Commission, and shall hold office for one year or until their successors are elected. The Secretary will be the existing Executive Director duly appointed by the Commission.

Z. Fosler conducted the vote for the election of officers. R. Smith nominated H. Frankenhauser as Vice Chair.

**Ayes: 4 Nays: 0**

H. Frankenhauser nominated R. Smith to continue as Chair.

**Ayes: 4 Nays: 0**

### MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None
- **Development Update:** Z. Fosler stated that he is waiting for a call from the City about the property at 206. N. Washington. He will be meeting with the President of St. Joseph's Hospital to discuss partnership opportunities. He may be reaching out to Second Baptist Church again depending on the outcome of the previously discussed opportunities.
- **Security/Safety Update:** Z. Fosler stated that property management has been having issues with the new security company. The company struggles to tag and tow cars and approach loiterers who do not live in the community, but KMG is working with them to improve.
- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. Z. Fosler stated that the balance sheet for Hamilton Crossing Phase II is off because property management fees were coded incorrectly.

### DIRECTOR'S REPORT:

- **Operations Management:** Z. Fosler stated that he will be focusing on working with property management to resolve issues and address resident concerns.

**Minutes of the Ypsilanti Housing Commission**

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**COMMISSIONER COMMENTS:**

Commissioner Brown: She stated it was a great meeting.

Commissioner Frankenhauser: She stated that she’s glad Renee is Chair and she hopes to be a good Vice Chair. She also stated that she has started a new position at the Michigan Council on Crime and Delinquency. She hopes that this position will enrich her work with the housing commission.

Commissioner Palmer: She thanked the Executive Director for always addressing resident concerns in a timely manner.

Commissioner Smith: She thanked T. Hearn for her work managing the office while the Executive Director was on medical leave. She suggested that the board pick a new day of the week for meetings because Tuesdays are not convenient. She also stated that she is now the Regional Vice-President of Commissioners for NAHRO.

**ADJOURN:** T. Palmer moved to adjourn, second by R. Smith. **Passed 4-0. Meeting adjourned at 7:30pm**

**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 September 10, 2019.

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

\_\_\_\_\_  
Zachary D. Fosler, Executive Director & CEO