

## Minutes of the Ypsilanti Housing Commission

Monday, September 14, 2020 – 6:00 p.m.

Virtual Meeting

<https://zoom.us/j/99473941786>

Meeting ID: 994 7394 1786

Meeting called to order at 6:06pm by Commissioner Smith

### ROLL CALL:

- Commissioner Azzaro Present
- Commissioner Brown Present
- Commissioner Frankenhauser Present
- Commissioner Palmer Present
- Commissioner Smith Present

### Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC
- Lisa League, KMG Prestige

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

**Motion passed 5-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of July 13, 2020. T. Palmer moved to approve the minutes as written, second by R. Smith.

**Motion passed 5-0**

### AUDIENCE PARTICIPATION:

- **Melvin Parsons-806 Hilyard Robinson Way:** He stated that he continues to feel unsafe due to loitering issues at New Parkridge. He stated that he has shared pictures and video with the Executive Director that shows crowds loitering along Hilyard Robinson Way after business hours and overnight. He stated that each morning he sees large amounts of trash littered throughout the parking lot. He stated that he is concerned for the Maintenance Tech who works at the site. He stated that he believes it to be unfair for one staff person to be responsible for cleaning up the grounds, tagging/towing cars, and completing work orders.

Y. Azzaro thanked Melvin for attending this meeting and sharing his concerns. She stated that she is disappointed as a community member and proposed that the board give special attention to the concerns being raised. She proposed partnering with organizations that specialize in culture shift and working with children to address the issues.

H. Frankenhauser also thanked Melvin for attending. She stated that she wants residents to feel safe and comfortable living in their own neighborhood. She proposed reaching out to the City to find out what resources they offer.

T. Palmer thanked Melvin for attending. She stated that he is brave, and she is grateful that residents are coming forward to speak their minds.

L. Brown stated that it is sad to see residents going through these issues for so long without a resolution.

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R. Smith stated that she is angry that these events are ongoing. She stated that the board needs to take a more active stance. She stated that she will make a commitment to address these issues in partnership with the administration.

Z. Fosler stated that he cannot respond to staffing concerns in a public meeting, but the unit to staff ratio at New Parkridge is not out of the ordinary. He stated that specific households that have been tied to the loitering have been lease violated, but the process of addressing the issue takes time. He stated that Hilyard Robinson Way attracts loiterers because it is an attractive gathering place. He will discuss installing a gated entry with the City.

R. Smith stated that the board needs to hold a special meeting this month and the safety/security issues at New Parkridge should be a standing agenda item.

M. Parsons suggested that each parking space on the property be labeled “reserved/resident parking” so that police can patrol the lot and ask for permits. He also suggested that “no loitering” signs be placed on the property. Z. Fosler stated that signage isn’t necessarily a deterrent because the tow company still needs to be consistent with towing.

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

**RESIDENT ASSOCIATION REPORT:** None.

### NEW BUSINESS:

- **COVID19 Updates:** Z. Fosler stated that administrative staff is mostly working remotely. He stated that the Family Empowerment Program is focusing its efforts on school attendance for YHC residents. R. Smith made a motion to remove “COVID19 Updates” as a standing agenda item and replace it with “Property Management Updates.”
- **Property Management Updates:** L. League stated that she is not a fan of gated entry at New Parkridge because residents can find a way to easily let in visitors who do not have access keys. She stated that she has been researching alternative security companies. R. Smith asked for a ranking of which companies she thinks are best. L. League stated that about 20 KMG properties use Prudential Security and none have used Great Lakes Security. She stated that Broadmoor Security has not been towing cars because residents are being confrontational and YPD doesn’t always show up when called for backup. Y. Azzaro stated that she is concerned about the job satisfaction of New Parkridge’s Maintenance Tech. She wants to make sure that this staff person is safe and is not experiencing burnout. L. League stated that concerns about this staff person have not been brought to her attention by anyone who works onsite. She stated that property management staff does not need to be present with the tow person in order for a car to be towed from the property. R. Smith asked if property management is satisfied with the current security company. L. League stated that New Parkridge is the only KMG property that is experiencing these issues. Z. Fosler stated that property management staff needs to enforce leases by lease violating when issues arise. L. Brown stated that the site needs more than one security guard and more signage. She stated that residents do not want gated entry. She stated that security needs to be armed and consistent. Z. Fosler stated that the site already has signage and visitor parking and armed security is not a sustainable expense for the property.

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- **Incident at Sauk Trail Pointe:** Z. Fosler stated that a shooting incident occurred onsite at Sauk Trail Pointe last week. There were no injuries and property management is in the process of evicting the household. R. Smith stated that onsite security should be increased. H. Frankenhauser asked when was the last time that the Executive Director met with YPD Chief of Police. Z. Fosler stated that he plans to set up a meeting soon. R. Smith asked if the Mayor or any other local representatives know about the incidents occurring on YHC sites.

### MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** Z. Fosler stated that the State of Michigan corporate and non-profit filings for each entity are up to date.
- **Development Update:** Z. Fosler stated that he will be presenting the YHC's proposal for 806/810 N. Washington at the City Council meeting tomorrow. He plans to present a proposal containing 16 affordable LIHTC units.
- **Facilities & Security Update:** Covered during audience participation
- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. H. Frankenhauser asked if the board could have a financial review workshop. Z. Fosler noted that rental revenue is down at Hamilton Crossing Phase I T. Hearn will reach out to the YHC's asset manager to see if that is something he can do.

### DIRECTOR'S REPORT:

- **Executive Coaching:** Z. Fosler stated that he will begin executive coaching to learn strategies for work, life balance. He stated that this will be an administrative expense for the YHC. The board was supportive of this action.

### COMMISSIONER COMMENTS:

Commissioner Azzaro: No comment

Commissioner Brown: No comment

Commissioner Frankenhauser: She stated that she is looking forward to the special meeting

Commissioner Palmer: She stated that she is looking forward to the special meeting

Commissioner Smith: She thanked the board for hanging in there through a difficult meeting. She stated that the board is due to have a retreat and elections.

**ADJOURN:** Y. Azzaro moved to adjourn, second by R. Smith. **Passed 5-0. Meeting adjourned at 7:24pm**

**Minutes of the Ypsilanti Housing Commission**

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**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 14, 2020.

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

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Zachary D. Fosler, Executive Director & CEO