

Minutes of the Ypsilanti Housing Commission

Tuesday, October 11th, 2022 – 6:00 p.m.

New Parkridge, 831 Hilyard Robinson Way

Meeting called to order at 6:10 pm by Commissioner R. Smith.

ROLL CALL:

- Commissioner Brown Present
- Commissioner Palmer Absent
- Commissioner Simmons Present
- Commissioner Smith Present
- Commissioner Williams Present

Others Present

- Zac Fosler, YHC
- Deandre Webster, YHC
- Lisa League, KMG

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. L. Brown moved to approve the agenda second by M. Simmons, **Motion Passed 4-0.**

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the Minutes from August 9th, 2022. M. Simmons moved to approve the Minutes second by L. Williams, **Motion Passed 4-0.**

AUDIENCE PARTICIPATION: None

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None

PROPERTY MANAGEMENT UPDATE: L. League stated that there had been some personnel changes across the YHC Sites. L. League stated they are currently working to fulfill the remaining vacant positions.

L. League states that the properties are preparing for REAC Inspections. Z. Fosler stated that Strong Future has been experiencing cash flow issues. Z. Fosler stated that he would continue to keep the board updated on cash flow.

M. Simmons asked if the resident concerns discussed at the previous board meeting had been addressed. L. League stated that many of the issues had been addressed and that property management would continue to address these issues.

OLD BUSINESS: None

NEW BUSINESS:

- NEW Center: Z. Fosler stated that he met with the Director of Consulting at NEW Center. NEW Center has since developed a plan tailored to the YHC Board of Commissioners. Z. Fosler stated that he believes that this training will help clarify roles, expectations and answer various questions presented by the board. Board members asked about the schedule and structure of NEW Center's work, with discussion ensuing. Z. Fosler agreed to get some additional information from NEW and report back.
- Resolution 22-02: YHC to invest with Michigan CLASS.
R. Smith asked for a motion to table Resolution 22-02, M. Simmons moved to table Resolution 22-02, second by L. Williams, **Motion Passed 4-0, Resolution Tabled**

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MONTHLY REPORTS:

- Regulatory, Oversight, & Legal Actions: None
- Development Update:
 - **M. Simmons** moved that the Board meet in closed session under section 8(e) of the Open Meetings Act, to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained, second by **L. Williams**, **Motion Passed 4-0, closed session began at 7:06 pm, open session reopened at 7:22 pm.**
- Facilities & Security Update: Z. Fosler stated there have not been any more major crime incidents across the YHC communities.
- Finance Reports: Z. Fosler stated that he would contact the YHC Fee Accountant and provide the board clarification around the finance reports.

DIRECTOR’S REPORT:

Z. Fosler announced that Chairperson R. Smith received Michigan NAHRO’s Emerging Leader Award at the recent fall conference and congratulated her on this achievement.

Z. Fosler stated that he is continuing to work closely with property management in addressing vacancy, delinquencies, and cash flow problems and stated that he would continue to provide updates about progress.

COMMISSIONER COMMENTS:

- **Commissioner Brown:** Stated that she is happy to participate in the workshop and is looking forward to gaining clarity around her role.
- **Commissioner Palmer:** None
- **Commissioner Simmons:** Stated that he is very impressed with the work of the executive director and that he applauds the continuous effort to move the YHC forward. He is excited about the commissioner’s training.
- **Commissioner Smith:** Stated that the YHC has a talented board and that everyone brings a unique skill set, said that she believes that the board can accomplish great things.
- **Commissioner Williams:** None

ADJOURN: T. Palmer moved to adjourn, second by M. Simmons. **Passed 4-0. Meeting adjourned at 8:03 pm**

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 **October 11th, 2022.**

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

Zachary D. Fosler, Executive Director & CEO