

## Minutes of the Ypsilanti Housing Commission

Tuesday, November 15<sup>th</sup>, 2022 – 6:00 p.m.

New Parkridge, 831 Hilyard Robinson Way

Meeting called to order at 6:01 pm by Commissioner R. Smith.

### ROLL CALL:

- Commissioner Brown Present
- Commissioner Palmer Present (Entered 6:05 pm, Left 6:40 pm)
- Commissioner Simmons Present
- Commissioner Smith Present
- Commissioner Williams Present (Left 6:56 pm)

### Others Present

- Zac Fosler, YHC
- Deandre Webster, YHC
- Kate Harris, Director of Consulting, NEW Center
- Kristin Angel, Senior Director of Investment Services, Michigan CLASS

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

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

**OLD BUSINESS: None**

### NEW BUSINESS:

#### NEW Center Representative:

- K. Harris discussed the board workshop proposal while reviewing the workshop's structure, timeline, and content. K Harris stated that NEW Center is flexible and is willing to work around everyone's schedule. K. Harris noted that she would revise the proposal and provide an updated version based on the board's feedback.

#### Michigan Class Representative:

- K. Angel gave a presentation about Michigan CLASS, a local government investment pool. K. Angel also discussed the benefits and risks associated with investing. K. Angel stated that various municipalities invest with Michigan CLASS and stated that the current Washtenaw County Treasurer sits on the board of trustees for Michigan CLASS.
- Resolution 22-02: A Resolution Authorizing the Ypsilanti Housing Commission to Participate in Michigan CLASS
  - M. Simmons offered Resolution 22-02, second by L. Brown. R. Smith called for a vote on Resolution 22-02. **Resolution 22-02 Passed 3-0.**

**AUDIENCE PARTICIPATION: None**

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

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**PROPERTY MANAGEMENT UPDATE:** Z. Fosler reported that New Parkridge (“NPR”) is now 92% occupied. Z. Fosler stated that NPR anticipates 1-2 move-ins by the end of November. Z. Fosler reported that NPR passed the REAC inspections, with an increase of 1 point from the previous inspection. Z. Fosler stated that pandemic-related staffing shortages, halting of routine work orders, and increased time families spent at home negatively impacted unit conditions and that he would continue to strategize with property management on how to improve scores for the next REAC inspection.

Z. Fosler stated that Strong Housing is now 96% occupied and that two move-ins are expected by the end of the month. Z. Fosler stated that Strong welcomed a new leasing agent and maintenance technician.

Z. Fosler reported that Hamilton Crossing Phase I is now 92% occupied and anticipates one move-in by the end of the month. Z. Fosler stated that Hamilton Crossing Phase II is now 97% occupied and anticipates three move-ins by the end of the month. Z. Fosler stated that Hamilton Crossing Phases I and II welcomed a new leasing consultant.

### 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. Brown**, **Motion Passed 3-0, closed session began at 7:21 pm, open session reopened at 7:35 pm.**
- Facilities & Security Update: Z. Fosler stated that there had been some security concerns presented by property management. Z. Fosler noted that he would continue communicating with property management about possible solutions.
- Finance Reports: Z. Fosler explained the elimination and loss columns on the financial reports.

### DIRECTOR’S REPORT:

- CVIT: Z. Fosler stated that the YHC is a part of the Community Violence Intervention Team (CVIT), and one of the recommendations was to create a memorial mural as a grieving space. Z. Fosler stated that he and D. Webster participated in the recent mural unveiling event to support the work of the CVIT and to show the YHC’s commitment to reducing crime and violence in our County.

### COMMISSIONER COMMENTS:

- **Commissioner Brown:** None
- **Commissioner Simmons:** Said that he is enthusiastic about the upcoming training and that he is looking forward to the development of his personal and professional skills.
- **Commissioner Smith:** None

**ADJOURN:** M. Simmons moved to adjourn, second by L. Brown. **Passed 3-0. Meeting adjourned at 7:51 pm**

**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 **November 15<sup>th</sup>, 2022.**

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

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Zachary D. Fosler, Executive Director & CEO