

# Meeting Minutes of the Elk Rapids Housing Commission

February 18, 2020

The Regular Meeting of the Elk Rapids Housing Commission was called to order by Vice President Judy Standerfer in the Community Room of the Noble Pines Apartment Building, 701 Chippewa Street, Elk Rapids, Michigan at 3:30 P.M. Commissioner Standerfer then led all participants in the Pledge of Allegiance.

## I ROLL CALL

The following people were present:

Commissioners – Amy Grzesiak, Marilyn Leix, Judy Standerfer, and Margaret VanDenBerge.

Myrna Howse reported conflicts and was excused.

Staff – Tony Lentych, Executive Director, Angie Szabo, Program Manager, Henry Webb and Tom Paradis, Maintenance.

Others/Guests – None.

Public/Residents – One Resident of Noble Pines.

## II APPROVAL OF AGENDA

Commissioner VanDenBerge moved (Leix support) to accept the agenda as presented. The motion was unanimously approved.

## III APPROVAL OF MINUTES

Commissioner VanDenBerge moved (Leix support) to accept the regular meeting minutes of January 21, 2020. The motion was unanimously approved.

## IV APPROVAL OF BILLS

Commissioner VanDenBerge moved (Grzesiak support) to approve the bills paid from January 21, 2020 until February 17, 2020. The Harbor Floor invoice/payment was discussed.

### Roll Call

Standerfer	Yes
Leix	Yes
Grzesiak	Yes
VanDenBerge	Yes

The motion was unanimously approved.

## V PUBLIC COMMENT

None.

## VI OLD BUSINESS

A. The Noble Pines Occupancy Report was given by staff. Noble Pines has full occupancy.

B. Henry Webb gave a brief report on Noble Pines maintenance issues. Everything is functioning as required.

C. Staff reviewed the management memorandum in the packet. Staff attend the first meeting of the Village's Housing Task Force.

D. There was no report from the Village.

**VIII NEW BUSINESS**

A. After a brief review of the Annual Audit, staff recommended that the Audit be accepted into the public record by way of a motion. Commissioner Leix then moved (VanDenBerge support) accept the findings of the Accountant's Annual Audit of ERHC for the Fiscal Year Ending September 30, 2019. The motion was unanimously adopted. Staff announced that the Audit will be submitted to HUD and to the Village of Elk Rapids.

B. Staff then led a brief discussion of the advantages of the Housing Commission owning property – primarily the property tax status of all property owned by Housing Commission via State Law. There was a question about expanding Noble Pines and one about building elsewhere. Both are possible but will require significant work and further due diligence. It was noted that there is a significant need for more senior housing in the area and the Village is wanting to encourage more "workforce" housing too. Staff recommended that the conversation continue at a future date.

**IX ADJOURNMENT**


Commissioner VanDenBerge moved (Leix support) to adjourn the meeting. The motion was approved and Vice President Standerfer closed the meeting at 4:13 P.M.

Respectfully submitted,



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Tony Lentych, Executive Director



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Judy Standerfer, Vice President