

Meeting Minutes of the Elk Rapids Housing Commission

July 21, 2020

The Regular Meeting of the Elk Rapids Housing Commission was called to order by President Myrna Howse in the Village Council Chamber, as part of the Government Center, 315 Bridge Street, Elk Rapids, Michigan, at 3:32 P.M. with Social Distancing measures in effect. Commissioner Howse then led all participants in the Pledge of Allegiance.

I ROLL CALL

The following people were present:

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

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

Others/Guests – None. Elaine Glowicki, Elk Rapids Village Council, reported a conflict.

Public/Residents – None.

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 (Standerfer support) to accept the regular meeting minutes of June 16, 2020 with change to attendance record and the correction of support on one motion. The motion was approved.

IV APPROVAL OF BILLS

Commissioner VanDenBerge moved (Liex support) to approve the bills paid from June 16, 2020 until July 20, 2020. There was a brief review and clarification of some items.

Roll Call

VanDenBerge	Yes
Howse	Yes
Standerfer	Yes
Grzesiak	Yes
Leix	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 is at full occupancy and the wait list now stands at 16 applicants which means a nearly three-year wait.

- B. Henry Webb gave a brief report on Noble Pines maintenance issues. There may be a need to add several relief valves to the boiler system that will prevent air locks from affecting the flow of heat in the winter. There was also a brief discussion on the benefit package available to the part-time maintenance position. Staff suggested that the matter can be reviewed and resolved prior to the next meeting.
- C. Staff reviewed the management memorandum in the packet. Staff reported that the TCHC-ERHC Contracts will be reviewed starting next month.
- D. Village Council Member Elaine Glowicki submitted the Elk Rapids Village report in writing and it was distributed to all members. Highlights include: 1) Public Hearings and subsequent six-month moratorium on Short-Term Rental Properties. 2) The approval of the "In-Town Trail". 3) Face masks must be worn in all enclosed spaces open to the public.

VIII NEW BUSINESS

- A. Staff led a discussion of the development potential of the Noble Pines property and how that would dovetail with the voluntary conversion program from HUD. The site that Noble Pines occupies does have some room for more units but that it might not be enough units (on one story) to justify a heavy investment of development money. Adding a second floor might be preferred but this could make the development itself more complicated. There was a comment made about the difficulty of adding elevators to projects in terms of costs and maintenance. Staff will seek additional information on possible ideas and present it at future meetings.

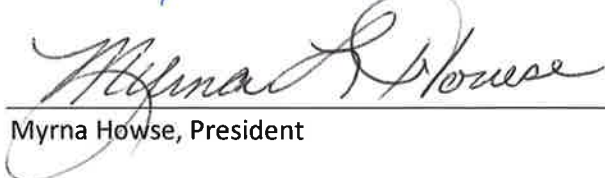
IX ADJOURNMENT

Commissioner VanDenBerge moved (Leix support) to adjourn the meeting. The motion was approved and President Howse closed the meeting at 4:17 P.M.

Respectfully submitted,



Tony Lentych, Executive Director



Myrna Howse, President