

CITY OF MANISTEE HOUSING COMMISSION
Regular Meeting Minutes
February 24, 2009

The Regular Meeting of the City of Manistee Housing Commission was held on Tuesday, February 24, 2009 in the Harborview Community Room. The meeting was called to order at 4:03 p.m. by President Dale Priester.

Members Present: President Dale Priester, Treasurer Elbert Purdom, Commissioner Donna Korzeniewski and Commissioner Harvey Good.

Members Absent: Vice-President Doug Parkes. Doug was absent due to the funeral of his wife's Grandmother.

Also Present: Clinton McKinven-Copus, Executive Director; Brandon Jenson, Project Coordinator and Lorna Perski, Housing Coordinator.

Approval of Minutes

There were no additions or corrections in the Regular Meeting Minutes of January 27, 2009 or the Special Meeting Minutes of February 10, 2009. **Donna made a motion to approve the Regular Meeting Minutes of January 27, 2009 and the Special Meeting Minutes of February 10, 2009.** The motion was seconded by Harvey. All members present voted in favor. Motion carried.

Amendments to the Agenda

There were no Amendments to the Agenda.

Old Business

Resolution 2009-1 was tabled at the previous meeting. Clint talked to Rob Nelson, Director of HUD in Detroit several times about approval of the Manistee Plating Property Purchase. He still is waiting to hear from HUD.

New Business

There was no New Business.

Director's Report

Included in the Director's Report is a monthly report from the Ross Grant Coordinators. All residents of Harborview and Century Terrace have been personally interviewed and a data base is currently being constructed containing the personal information gathered in interviews. Resident profiles have been prioritized and the Case Manager will be meeting with priority #1 residents to address personal needs: medical, nutrition and housekeeping. The number one concern of Elderly and Disabled Residents was basic medical care, followed by Social, Transportation, Nutrition and Computer access. Foot care, general nursing, garden clubs, a safety committee and installation of approximately 3 PCs at each site for resident use are being explored. Brandon is in charge of renovation of the old Century Terrace Office which will serve as office for Ross Coordinators, Port City Resident Council, computer lab and nurse station.

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All residents of the Scattered Sites have been interviewed and data is being entered into the data base. These residents have priorities for case management as well. The Holly Court Laundry Room will be used as a satellite office to communicate with residents with set weekly hours. Sidney Shaw attends Port City Resident Council Meetings. Both Ross Grant Coordinators have met with local social service agencies in Manistee County and have begun to contact local churches to find rides for residents to Sunday worship services. Dale asked about having a community wide newsletter for all residents. Clint said there are distinct and specific things for each population in each newsletter and the two in the high rises are done by tenants.

Project Coordinator's Report

Brandon Jensen, Project Coordinator reported on some work that is in progress. He said we have contracted with Abonmarche to survey and complete preliminary design work for Sixth Avenue. We are pursuing Michigan State Stimulus money to do rehabilitation on the street due to the flooding problems we have had at Century Terrace over the past four years. We are on schedule of having this project shovel ready for when Federal Stimulus Funds are released to the State of Michigan. Sixth Avenue is really an alley, not a street. What is needed is a storm sewer separation from the regular sewer system. In a storm there is too much water (storm water sewer/regular sewer is combined). It is a city problem, and our problem since the design of the last entry rehab at Century Terrace has drainage that is far under adequate size. The City of Manistee submitted a list of 21 projects to the Northwest Michigan Council of Governments. The Sixth Avenue project in the top four because it is a sewer issue and there are two federal buildings on the street. City of Manistee projects alone put the Sixth Avenue project at the bottom of the list and there would be no change for the next 15 years. In heavy rain fall the sewer system cannot handle the amount of water and therefore floods Century Terrace. The sewer separation is a half-million dollar project. We have contracted Abonmarche as the City Engineers for \$20,000.00 to survey Sixth Avenue. Our Architectural/Engineering Firm, Spicer would charge \$50,000.00 for the same work. If we are to acquire State Stimulus Funds for the project, we would need to have everything shovel ready for this project

The Vine Street Demolition Procurement is complete. Swidorski Excavating has received the contract for the Demo and Site Restoration for \$21,920.00. The contract has two separate pieces full demolition and restoration of the site. Mark Spooner of the Detroit Field Office said we should build or purchase homes that are put together on site, rather than buy existing units in town. HUD only gives you one year from demolition to redevelopment (or to be ready to build) to retain subsidy. That site is already approved and has had environmental requirements completed in the past. If we bought new property in town it would have to have environmental test, etc completed and it is unlikely that it would be completed within the year time frame. Harvey asked if we were going to replace the units with duplex units. Units that need to be replaced are one four bedroom unit and one three bedroom unit. We can replace with more units or duplexes, but we will receive only two subsidies from HUD.

Brandon reported that we have another unit that is beyond repair. For our maintenance staff to turn the unit, it would cost \$10,000.00 to \$12,000.00. Tenant was there for many years. The tenant rewired or had unit rewired with outdoor wiring indoors. Electrical Boxes have been pulled and new industrial boxes have been installed with commercial gauge wiring running up the walls. There were also exposed wires in the hallway closet. The entire bathroom sink, vanity, light, fixtures and the floor have been painted white. The front door was also kicked in by paramedics. All utilities have been turned off in that unit.

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Financial Reports

There are no Financial Reports. There is a letter from the accountant in tab 3 indicating that there are no reports due to HUD problems. There is also a statement from HUD explaining the delay. HUD was unsuccessful in getting the REAC Website to handle the new FDS. This is similar to what happened with SAGIS last year. HUD has put everyone behind the 8 ball with completing Financial Reports. The letters were included in the packet were accepted and placed on file.

Communications

The Century Terrace and Harborview Newsletters are included in Communications.

Public Comment

There were no public comments.

Commissioner Comments and Concerns

Al said he has a client with some issues with Social Security so he stopped by the office in Traverse City. He said he didn't know if it was part of the Stimulus Packet, or if Social Security is worried about their customers rioting. There were Armed Guards at the Social Security Office.

There was no further business, **Donna made a motion to adjourn the meeting at 4:38 p.m.** Harvey seconded the motion. All members present voted in favor. Motion carried.



Dale Priester
President



Clinton McKinven-Copus
Executive Director
Commission Secretary