

**City of Manistee Housing Commission
Work Session Meeting Minutes
April 14, 2009**

The Work Session Meeting of the City of Manistee Housing Commission was held on Tuesday, April 14, 2009 in the Conference Room at the City of Manistee Housing Commission administrative office. The meeting was called to order by President Dale Priester at 4:03pm.

Members Present: President Dale Priester, Vice-President Doug Parkes, Commissioner Donna Korzeniewski and Commissioner Harvey Good.

Members Absent: Treasurer Elbert Purdom.

Also Present: Clinton Mckinven-Copus, Executive Director/Commission Secretary, and Brandon Jensen, Project Manager, George Saylor, Attorney to the CMHC

Discussion Items

Energy Performance Contract presentation by Fred Rovet, Account Manager for Siemens Building Technologies - Fred presented those present with a digital presentation about the current Energy Performance Contract (EPC). Fred began by discussing points in the EPC relating to the contracts structure. Currently Siemens is projecting an annual projected energy savings of \$87,963, with a calculated savings of \$95,249. Fred elaborated on the fact that there is a difference in projected and calculated figures due to the safety factor that Siemens built into the EPC. Fred continued by discussing the scope of work that the EPC will cover. Water conservation, lighting, gas fired equipment upgrades, and vending machine controls are among some of the primary systems to be implemented. A large item includes the rehabilitation of the exterior building skin of Century Terrace. Fred elaborated on this by stating EFIS will be used to cover the building skin and provide the total building with a higher R-value, which will greatly improve on heating/cooling costs. Fred concluded his presentation by discussing the projects financial costs. The total project cost is \$1,282,661. Discussions continued on lending options for this sum of money which will be discussed by Vice-President Parkes, Clinton, Brandon, and Fred at a later time. George Saylor discussed the memo he prepared regarding contract clarifications. Fred informed George that these items are in the hands of Siemens legal department, and George will convene by phone with Siemens legal team after they have reviewed the documentation. **Doug made the motion to approve the contract upon final review and release from CMHC attorney's, and send to HUD for program approval.** Donna seconded the motion. All members voted in favor. Motion Carried.

Doug made the motion to move into closed session. Donna seconded. All members voted in favor. Motion Carried. Commission Board moved into closed work session at 4:54 pm

Commissioners were joined by Tom Lapka, and Joe Hollander at 5:11pm by conference telephone call. Mr. Lapka, and Mr. Hollander ended the conference call at 5:51pm. In closed session Commissioners discussed real estate opportunities for the City of Manistee Housing Commission.

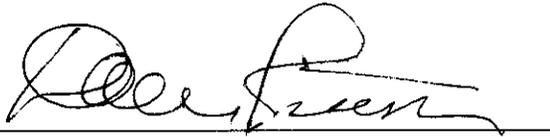
Work Session Meeting Minutes

April 14, 2009

Page 2

Harvey made the motion to move out of closed session. Donna seconded. All members voted in favor. Motion Carried. The Commission Board moved out of closed session at 6:22pm.

Doug made the motion to adjourn at 6:23pm. Donna Seconded. All voted in favor. Motion Carried.



Dale Priester
President



Clinton McKinven-Copus
Executive Director/Commission Secretary