

CITY OF MANISTEE HOUSING COMMISSION
Regular Meeting Minutes
February 18, 2008

The Regular Meeting of the City of Manistee Housing Commission was held on Monday, February 18, 2008 in the City Council Chambers at City Hall. The meeting was called to order at 3:04 p.m. by President Dale Priester.

Members Present: President Dale Priester, Vice-President Doug Parkes, Treasurer Elbert (Al) Purdom, Commissioner Donna Korzeniewski and Commissioner Harvey Good.

Members Absent: None

Also Present: Clinton McKinven-Copus, Executive Director/Commission Secretary and Lorna Perski, Housing Coordinator.

Approval of Minutes

There were no additions or corrections to the Regular Minutes. **Doug made a motion to approve the minutes of the Regular Meeting of January 21, 2008.** Donna seconded the motion. All members voted in favor. Motion carried. There were no additions or corrections to the Special Minutes. **Doug made a motion to approve the minutes of the Special Meeting of February 13, 2008.** Harvey seconded the motion. All members voted in favor.

Amendments to the Agenda

The following items were added to the Agenda: Under the Directors Report - Distribute Completed Revenue Sharing Application and Executive Session – To Discuss Personnel and Contract Matters.

Finances

There were no Bills and Disbursements or Financial Statements for January 2008.

Al Purdom provided the commission with a report concerning problems associated with our tenant accounting system and our former fee accountant.

Communications

Century Terrace and Harborview January 2008 Newsletters are included in communications.

Clint presented a Community Police Officer Report for January 2008 prepared by Dave DeForest. Dave was unable to make it to the meeting. Dave recently had a conversation with Dave Bachman who said that he should ticket tenants for any violation of any City of Manistee ordinance. He will be enforcing dog barking, handicapped parking violations, etc. He is also covering some issues at our Scattered Sites. At the Century Terrace Resident Council Meeting last week there were a couple unsolicited thank you's for Dave's response to phone calls and to resident issues.

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Director's Report

There is not much to share in the Director's Report that is not included in new business, except the Local Revenue Sharing Board Application that was submitted to Mitch. The city will sign this application and pass it along to the county. The application is asking for \$50,000.00 to help upgrade the security system in our high rise buildings. \$50,000.00 would come from our Capital Funds to match this amount, and a potential \$50,000.00 has been applied for through

Homeland Security Grants through HUD in Washington. Clint said it sounds like getting something from the Local Revenue Sharing Board is slim, and if we do it won't be \$50,000.00. Clint said he hopes we get some of the funds we have applied for since the RFP's that they have seen will probably be higher than \$150,000.00 for the systems. We have flexibility with each component in our RFP. Harvey asked where we are with Linda Brockway's grants. Clint said there are a couple grants in the process, one for unit development and one to convert one of our rooms into a computer lab. This would include internet cost for a year and a trainer to train tenants. The old office is a potential spot for this room. T is working on the Energy Performance Contract and how much money to leverage for that contract.

Project Consultant Report

T was not in attendance at this meeting and he did not submit a report for Clint to present.

Old Business

There was no old business.

New Business

Resolution 2008-2: Change of Health Insurance Plan for 08386-590. As Clinton presented in his report he had planned some changes in the insurance to cut our cost. In his meeting with the Steel Workers Union they rejected this change, however this resolution would change the insurance for the management and cut some of the cost. HSA accounts will stay with the person and they will get the money if not used during the year. Clint asked why we couldn't use an HRA instead. Clint expressed that the members of management feel blessed with the insurance that we have, and would be fine with the HRA. **Doug made a motion to approve Resolution 2008-2: Change of Health Insurance Plan for 08386-590.** Donna seconded the motion. All members voted in favor. Motion carried.

Public Comment

Mr. Bacon from Harborview came to the meeting to set in and see what is going on at the Housing Commission Meeting. Harvey had invited him to come.

Commissioner Comments and Concerns

None

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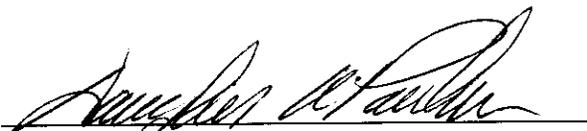
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At this time **Doug made a motion to go out of the Regular Meeting to Executive Session at 3:45 p.m. to discuss personnel issues.** Harvey seconded the motion. The Roll Call Vote to go to Executive Session: President Priester – Yes, Vice-President Parkes – Yes, Treasurer Purdom – Yes, Commissioner Korzeniewski – Yes and Commissioner Good – Yes. Motion carried.

The Roll Call Vote to go to Executive Session to discuss Personnel Issues and Contract Matters: President Priester – Yes, Vice-President Parkes – Yes, Treasurer Purdom – Yes, Commissioner Korzeniewski – Yes and Commissioner Good – Yes. Motion carried.

President Dale Priester called the Regular Meeting back to order at 4:10 p.m.

There being no further business, **Donna made a motion to adjourn the Regular Meeting at 4:12 p.m.** Harvey seconded the motion.



Dale Priester
President



Clinton McKinven-Copus
Executive Director
Commission Secretary

**EXECUTIVE SESSION
CITY OF MANISTEE HOUSING COMMISSION
February 18, 2008
3:50 p.m.
Council Chambers**

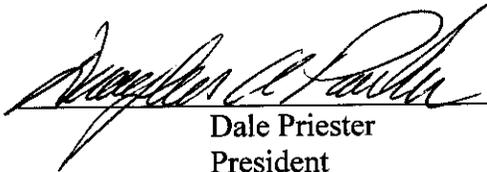
Clint reported that the union was not willing to come to the table over the insurance change issue. The United Steel Workers District Representative is not willing to have Steel Worker Members have HSA Debit Cards. Members buy milk, cigarettes, etc. with debit cards instead of using them for the intended purpose.

Bruce Gockerman felt that this issue could open us up for unfair labor practice charges.

Clint presented some ideas of how we could recoup the extra cost of union members insurance for 2008, since the Blue Cross Blue Shield costs will put the Maintenance Department over budget with an increase of 16%.

Doug made a motion to return to the Regular Meeting at 4:08 p.m. Harvey seconded the motion. The Roll Call Vote to return to the Regular Meeting: President Priester – Yes, Vice-President Parkes – Yes, Treasurer Purdom – Yes, Commissioner Korzeniewski – Yes and Commissioner Good – Yes. Motion carried.

Members returned to Regular Session.



Dale Priester
President



Clinton McKinven-Copus
Executive Director
Commission Secretary