



City of Manistee Housing Commission

273 6th Avenue • Manistee, Michigan 49660

Meeting Minutes
October 26.2021
Regular

NOTE: This meeting was conducted as a “virtual meeting” using the Zoom application.

Meeting Start Time: 4:01 P.M.

Roll Call:

Commissioner	Present	Absent Excused	Absent Non-Excused	Remote Location
Dale Priester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City of Manistee, County of Manistee
Doug Parkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City of Manistee, County of Manistee
James Bond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City of Manistee, County of Manistee
Karen Goodman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Manistee, County of Manistee
Kelly Tomaszewski	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Manistee, County of Manistee

Housing Commission Staff & Others Present:

Staff Member	Present
Clinton McKinven-Copus, Executive Director/Commission Secretary	<input checked="" type="checkbox"/>
Lindsay McIntyre, Deputy Director	<input checked="" type="checkbox"/>
Cindy Scott, Financial Analyst	<input checked="" type="checkbox"/>
Kevin Helminiak, Maintenance Dept. Crew Leader	<input checked="" type="checkbox"/>

Name	Representing
Melissa Worden	Reno & Cavanaugh
Eric Stahler	Reno & Cavanaugh

Public Comment on Agenda Related Items:

- None

Amendments to the Agenda:

- None

Consent Agenda:

1. Approval of Minutes*

- i. Meeting Minutes, September 28, 2021

2. Financial Reports

CMHC has redacted all personal identifying information of current and past program participants information from our financial documents in compliance with the Federal Privacy Act.

i. Public Housing Financial Statements*

1. Public Housing Financial Statement*

- a. August 2021

2. Public Housing Bank Reconciliation*

- a. August 2021

3. Public Housing Current Year vs. Prior Year*

- a. August 2021

ii. Domestic Violence Grant Program*

1. Domestic Violence Grant Program Financial Statement

- a. August 2021

2. Domestic Violence Bank Reconciliation

- a. August 2021

iii. Security Deposits Reconciliation*

1. Security Deposit Reconciliation

- a. August 2021

3. Resolutions

Consent Agenda resolutions are matters of compliance with the U.S. Department of Housing and Urban Development or federal law that requires adopting a policy or providing public housing benefits. The contents of these resolutions, such as compliance items, policy, and regulation, are not debatable but are a requirement of regulatory compliance.

i. Listed by Number and Title

- 1. None

Consent Agenda		Moted By: Parkes			Second By: Bond
Commissioner	Yes	No	Absent	Results	
Dale Priester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Doug Parkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
James Bond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Karen Goodman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kelly Tomaszewski	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Old Business:

- None

New Business:

Resolution # 2021-08	Title: Ratification of Century Terrace And Harborview Apartments RAD Conversion and Execution of Related Documents			Motion By: Bond	Second By: Parkes
Commissioner	Yes	No	Absent	Results	
Dale Priester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Doug Parkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
James Bond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Karen Goodman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kelly Tomaszewski	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

After Resolution 2020-08 was moved by Commissioner Parkes and seconded by Commissioner Bond, President Priester requested Executive Director Clinton McKinven-Copus provide background information on the resolution. Mr. McKinven-Copus explained that this resolution could have been on the consent agenda based on all of the previous authorizations for the RAD conversion project provided by the Board of Commissioners. However, since the resolution is the final authorization for the RAD conversion project, he placed it under new business to allow for discussion. President Priester opened the floor to discussion. There was no discussion. President Priester called for a vote. The resolution passed.

Reports and Communications:

- Executive Director
 - Update on RAD conversion, Phase I Century Terrace, and Harborview
 - A meeting with EGLE and MSHDA is scheduled for Thursday, October 28, concerning the release of the project to closing
 - The required approvals from HUD are falling into place, generally
 - Resident screen for LIHTC eligibility
 - All residents of Century Terrace and Harborview must be screened for eligibility for the LIHTC program. Commonwealth Management Corporation, and one of their vendors, have been on-site to perform the screening. The majority of our residents cooperated with the screening. However, we are working with those who did not cooperate to get the screening completed. Residents who fail to comply will have to be evicted.
- No further reports and communications

Public Comment:

- None

Meeting Adjourned

Adjourment Time: 4:14 P.M.			Motion By: Parkes	Second By: Bond
Commissioner	Yes	No	Absent	Results
Dale Priester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved
Doug Parkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James Bond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Karen Goodman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Kelly Tomaszewski	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dale W Priester

Dale W Priester (Jan 11, 2022 00:13 EST)

Dale Priester
President

Clinton McKinven-Copus

Clinton McKinven-Copus
Executive Director/Secretary
City of Manistee Housing Commission