

MANISTEE CITY COUNCIL

AGENDA

Wednesday, January 9, 2013 - 7:00 p.m. - Council Chambers, City Hall

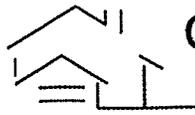
JOINT WORK SESSION WITH THE MANISTEE HOUSING COMMISSION

I. Call to Order.

II. Work Session Items.

a.) JOINT DISCUSSION OF HOUSING COMMISSION RESOLUTION 2012-27 TO REMOVE A MEMBER OF THE HOUSING COMMISSION.

III. Adjourn.



City of Manistee Housing Commission

273 6th Avenue, Manistee, Michigan 49660

PROVIDING SAFE AFFORDABLE HOUSING

December 3, 2012

The Honorable Colleen Kenny
Mayor of City of Manistee
70 Maple Street
P.O. Box 358
Manistee, MI 49660

Dear Mayor Kenny,

The City of Manistee Housing Commission Board of Commissioners, at the regularly called meeting of November 27, 2012, adopted Resolution 2012-27, requesting that Mr. L.B. Bacon be removed from his position as a Commissioner. Resolution 2012-27 presents six findings of Mr. Bacon's violation of his fiduciary and legal obligations to the Housing Commission; I will address each finding below.

It is to be noted that an email was sent, at my request, by Executive Director, Clinton McKinven-Copus to all Commissioners stating that I and the Vice-President had authorized the writing of a Resolution for the censure and/or removal of Commissioner Bacon to be discussed at the November 27, 2012 meeting (c.f. Exhibit B). Also note that Commissioner Bacon was included on the email.

I called the meeting to order shortly after 4:00 PM, Tuesday, November 27. The meeting was held in the City Council Chambers with the following attendance report:

- President Priester Present
- Vice-President Parkes Present
- Treasurer Purdom Excused (illness/hospitalization)
- Commissioner Korzeniewski Present
- Commissioner Bacon Present

Others present at the meeting were:

- Clinton McKinven-Copus, Executive Director and Board Secretary (non-voting member)
- Lorna Perski, City of Manistee Housing Commission Housing Coordinator

Following roll call I called for amendments to the agenda, two items were approved as added to the agenda under new business

- Presentation of grant writing proposal for due care costs of the plating building between Century Terrace and Harborview (request for addition made by Clinton McKinven-Copus)
- Presentation of Resolution 2012-27 for consideration (request for addition made by Vice-President Parkes)

The Commissioners adhered to the agenda as amended and at the appropriate time Vice-President Parkes presented copies of Resolution 2012-27 to the Commissioners and staff present.

Commissioners were provided time to read and review the Resolution. After a period of about five

minutes Vice-President Parkes moved the adoption of the Resolution, including the findings of Commissioner Bacon's violation of his fiduciary and legal obligations and the request of removal of Commissioner Bacon from office. The motion was seconded by Commissioner Korzeniewski. A period of discussion was provided, however there was no discussion or questions presented by the Commissioners. The vote was called and the results are as follows:

- In Favor
 - Vice-President Parkes
 - Commissioner Korzeniewski
 - President Priester
- Against
 - Commissioner Bacon
- Absent/Abstaining
 - Commissioner Purdom

The certified Resolution, and the draft of the meeting minutes (Exhibit A,) are attached to this document.

An explanation of the findings against Commissioner Bacon:

1. (Finding number 1) As President, I have provided instruction and guidance to each Commissioner that the proper protocol in addressing concerns, except in the case of malfeasance or fraud, is to first contact the Executive Director, Mr. Clinton McKinven-Copus or myself. Direct contact with the U.S. Department of Housing and Urban Development is to be made by the President, Vice-President or Treasurer. Commissioner Bacon has, on several occasions, directly contacted the Detroit Field Office of HUD without informing the other Commissioners about the contacts or the reasons for the contacts. While Commissioners are expected to report directly to HUD any instances of malfeasance or fraud, there are no indications of such activity at the Housing Commission. Commissioner Bacon's most recent direct contact with the Detroit Field Office is highlighted in Exhibit B; an email conversation which highlights the Field Office's concern about a breakdown of communication among the Commissioners.
2. (Finding number 2) As your Honor and the members of Council are aware, the Housing Commission has been working jointly with HUD to address the issues that led to the designation as a "troubled agency" at the end of fiscal year 2009. The Housing Commission has made significant progress toward removing the "troubled agency" status, however, Commissioner Bacon's actions of working singly, outside of the body politic of the Board of Commissioners, hampers the work of the Housing Commission in addressing corrective actions identified by HUD.
3. (Finding number 3) Exhibit B is email correspondence with the Detroit Field Office of HUD that occurred on November 19, 2012. Mr. Willie Garrett is the Director of the Field Office and Claunella Richardson is the Field Office Financial Analyst assigned to our public housing authority. The correspondence begins with the Executive Director working to establish a phone conference with Ms. Richardson and the CMHC Finance Committee (Treasurer Purdom, the Executive Director and myself) to discuss the financial trend analysis prepared by Ms. Richardson for the years 2005 through the budget year of 2013. Ms. Richardson previously

stated that she was not permitted to share her analysis with CMHC and that CMHC should perform its own. A financial trend analysis has been prepared by CMHC, however, during the process numerous errors were detected by CMHC in relation to audits submitted to HUD and the records represented in the HUD financial system. Thus the request to meet to discuss the errors. In the email conversation of November 19, 2012 you will note where the Executive Director inquires why Commissioner Bacon is being copied on the emails since he is not a member of the City of Manistee Housing Commission Finance Committee. The reply from Ms. Richardson is self-explanatory. Preparing such a financial trend analysis was not listed in the corrective actions required by HUD, leading us to conclude that conversations between Commissioner Bacon and the Detroit Field Office led to this exercise. Please note the statement in which the Field Office highlights a breakdown of communication among the Commissioners. It is the position of the majority of the Board of Commissioners that the breakdown of communication is solely the responsibility of Commissioner Bacon.

4. (Finding number 4) The CMHC Executive Director discovered, in a phone conversation with City of Manistee Police Officer Thomas Bruce, that Commissioner Bacon made contact with the department's SCENT Team officer concerning drug related issues at Housing Commission properties. Though it is not improper for Commissioner Bacon, as a citizen, to make such contact, it was reported to our Executive Director that Commissioner Bacon represented himself as a person of authority empowered to represent the Agency. Such representation of authority is granted to either the Board of Commissioners as a whole, for which I would speak, or our Executive Director.
5. (Finding number 5) The organizational structure of CMHC, like all public housing authorities, is that the Board of Commissioners retains one employee, the Executive Director, who is responsible for hiring, supervising and disciplining staff needed to fulfill the mission of the organization within the policies established by the Board of Commissioners. On several occasions Commissioner Bacon has violated his responsibilities as a Commissioner by directly contacting CMHC staff regarding
 - a. issues of undisclosed occurrences of illegal and/or unethical actions of CMHC Commissioners and staff
 - b. inquiring of maintenance employees as to who authorized or directed them to perform certain tasks (all tasks are assigned by our Executive Director)
 - c. detaining a new employee to determine if the new employee was employed by the City of Manistee or the Housing Commission

At no time did Commissioner Bacon address these concerns to the Executive Director or to myself, forgoing the proper channels.

6. (Finding number 6) The finding, as stated in the Resolution, clearly delineates the issues raised by Commissioner Bacon to City Manager Deisch. If the concerns raised by Commissioner Bacon are valid he has not raised them with any other member of the Board of Commissioners other than to state he knows there is "something going on", but he can't tell them.

I and the other Commissioners supporting Resolution 2012-27 fully recognize the import and significance of the request to remove Commissioner Bacon from office. The decision has not been

taken lightly and we feel it is a position of last resort, following several attempts to have Commissioner Bacon serve within his fiduciary and legal responsibilities.

The Housing Commission respectfully requests that your Honor the Mayor, and the members of City Council, remove Mr. Bacon as a Housing Commission Commissioner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dale Priester', with a long horizontal flourish extending to the right.

Dale Priester
President

CC: M. Deisch
D. Parkes
D. Korzeniewski
E. Purdom
L.B. Bacon
C. McKinven-Copus
G. Saylor



City of Manistee Housing Commission

273 6th Avenue, Manistee, Michigan 49660

PROVIDING SAFE AFFORDABLE HOUSING

CITY OF MANISTEE HOUSING COMMISSION

Resolution 2012-27

WHEREAS, the Board of Commissioners of the City of Manistee Housing Commission (CMHC) consists of 5 members, one of whom is also a resident of property operated by the CMHC;

WHEREAS, the Board of Commissioners are all appointed by the Mayor of the City of Manistee, with the consent and approval of the other members of City Council pursuant to Chapter 270 of the City of Manistee Codified Ordinance;

WHEREAS, Chapter 270 of the City of Manistee Codified Ordinances and the Bylaws of the City of Manistee Housing Commission both authorize removal of a Commissioner for any reason, or no reason at all, by the Mayor of the City of Manistee, with the consent and approval of the other members of the City Council;

WHEREAS, as a member of the Board of Commissioners each commissioner agrees to assume a fiduciary role in carrying out his/her appointment. A Commissioner's duties include:

1. Under Michigan law, as Public Officer, under Section 2 of the *Standards of Conduct of Public Officers and Employees* ("Act") - often referred to as Ethics requirements, Commissioners are not to divulge to an unauthorized individual confidential information and are not to represent his or her personal opinion as that of the agency for which they serve. Public officers include officials appointed by City's, at least with respect to the reporting of violations of the Act. While the particular obligations set forth in the Act arguably apply to State officials, the principles are valid with respect to individuals appointed at the local level. The duty of loyalty of an individual appointed to the CMHC is to the CMHC, City and the residents of the City, and not their personal interests.
2. The City of Manistee City Council has adopted a Guideline that is very similar to the *Standards of Conduct of Public Officers and Employees Act's* code of ethics. City Council Guideline 20 is described, in fact, as a Code of Ethics. That Code applies to the City Council, and also to members of boards and commissions, including the CMHC Board of Commissioners. While detailing anti-nepotism and pecuniary gain issues, the general provisions of the policy include that appointed members of board and commissions be mindful of their responsibilities to the City and refrain from actions that may be beneficial to a smaller subsection of the City, instead of the City as a whole. The last part of that Section of the Council Guidelines is instructive: "*The City Council, officers and employees must be dedicated to the highest ideals of honor, integrity and fidelity with no color of self-interest in the execution of the public's business.*"

3. The duty of loyalty should not be interpreted as preventing an individual from expressing opinion that is contrary to the position of other members of their body, or contrary to the opinion of other members of the CMHC, however when they are given specific direction or a decision has been made on a particular issue, it is essential that individuals board members honor the direction given in order to fulfill their duty to the public and the CMHC. In order to avoid being counter-productive, once the body has made a decision or is directed to carry out a task, it must do so without continued challenging of the made decision.
4. As a member of the Commission, each Commissioner has a general fiduciary duty to the organization to always act in the organization's best interest.

NOW, THEREFORE, on the motion of Doug Parkes, supported by Donna Korzeniewski, and voted upon as follows, **BE IT RESOLVED**, that the CMHC makes the following findings and adopts the following resolution:

WHEREAS, THE CMHC BOARD OF COMMISSIONERS FINDS:

That Commissioner L. B. Bacon has violated his fiduciary and legal obligations to the CMHC, in the following respects:

1. After being instructed not to do so, Commissioner Bacon has circumvented the proper protocol to address concerns he may have with the CMHC operations by contacting directly the US Department of Housing and Urban Development (HUD) Officials;
2. HUD and CMHC have been working for more than a year to cause the removal of CMHC from HUD's "troubled status" and address concerns of HUD with the CMHC;
3. That the independent contacts made by Commissioner Bacon to HUD, without following standard protocol by bringing his concerns directly to the Commission or CMHC Staff, have caused CMHC Staff to spend valuable time addressing matters directly with HUD which could have been handled through simple communication between Commissioner Bacon and CMHC Staff and also potentially conveyed to HUD that the Commission is not acting as a single body.
4. Use of appointment as Commissioner for personal interest and misrepresentation of appointment as an individual with authority representing the Commission.
5. Use of position as a Commissioner to query CMHC staff about day-to-day operations, intimating that some hidden, potentially illegal activity was occurring without notifying the Commission President and/or Executive Director of these concerns and presenting information that supported said concerns.
6. Met with City of Manistee Officials claiming the occurrence of highly unethical and/or illegal activity occurring at the Housing Commission without

- a. clearly stating allegations,
- b. providing information to support the allegations,
- c. notifying the Commission President and/or Executive Director of such concerns
- d. falsely representing to City Officials that information and documentation were being withheld from him

NOW, THEREFORE, IT IS HEREBY RESOLVED:

That the CMHC recommend to the Mayor and City Council for the City of Manistee that Commissioner L. B. Bacon be removed from the City of Manistee Housing Commission Board of Commissioners and that a suitable replacement be made in his place.

Those voting in favor: Dale Priester, Donna Korzeniewski, Doug Parkes

Those voting against: L.B. Bacon

Those absent or abstaining: Elbert Purdom (Excused Absence-illness)

RESOLUTION DECLARED PASSED.

CERTIFICATION

I, Dale Priester, President of the City of Manistee Housing Commission, do hereby **CERTIFY** that the foregoing is a true and correct copy of the Resolution adopted by the City of Manistee Housing Commission at a regular meeting held on the 27th day of November, 2012.



Dale Priester, President

I, Clinton McKinven-Copus, Secretary of the City of Manistee Housing Commission, do hereby **CERTIFY** that the foregoing is a true and correct copy of the Resolution adopted by the City of Manistee Housing Commission at a regular meeting held on the 27th day of November, 2012.



Clinton McKinven-Copus, Secretary

Exhibit A

CITY OF MANISTEE HOUSING COMMISSION Regular Meeting Minutes November 27, 2012

The Regular Meeting of the City of Manistee Housing Commission was held on November 27, 2012 at the City Council Chambers at City Hall.

The meeting was called to order by President Dale Priester at 4:03 p.m.

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

Members Absent: Treasurer Elbert Purdom – Excused.

Approval of Minutes

The Regular Meeting Minutes of October 16, 2012 were reviewed. There were no additions or corrections in the minutes. **Doug made a motion to approve the October 16, 2012 Regular Meeting Minutes as written.** Donna seconded the motion. All members present voted in favor. Motion carried.

Amendments to the Agenda

Amendments to the Agenda are Under New Business: Resolution 2012-27 and Manistee Plating Property Possible Grant Application.

Old Business

There was no Old Business to discuss.

New Business

Opening of the Bids for the sale of the 1997 Dodge 250 4 x 4 Truck - Only two bids were received for the truck. The first bid received was from Mt. Morris Auto Sales in Mt. Morris, MI in the amount of \$2,751.00. The second bid was from Ronald Ringel of Bear Lake, MI in the amount of \$4,001.00. Ronald Ringel was the high bidder. **Doug made a motion to sell the 1997 Dodge 250 4 x 4 Truck to Ronald Ringel for \$4,001.00.** Donna seconded the motion. All members present voted in favor. Motion carried.

Clint has been working with the City and T. Eftaxiadas regarding the Manistee Plating Property. They have been looking to find possible grants for building demolition and site care for which we don't have to provide matching funds. In September 2012 a new MSHDA Grant called the Blight Grant has become available. There is \$15,000,000 in available funds and it is a competitive grant. Grant applications are due by December 12, 2012. T. Eftaxiadas is available to write a grant for us at \$85.00 per hour, which is less than his normal rate. There is no history for this grant, and we may spend the money to have it written and not receive any funds. The grant amount would be between \$185,000.00 to \$220,000.00. The higher amount is with an asphalt cap. Many grants require a development plan of what is going to happen with the property to be in place. It would take 20-30 hours to write the grant. Clint said he doesn't know if any other grants may come up in the future.

We need to get that building down now and get the property taken care of. The roof of the property is virtually non-existent. If someone were to climb on the roof they would certainly fall through.

Regular Meeting Minutes

November 27, 2012

Page 2

The windows have been boarded up and no trespassing signs are in place. Doug suggested getting in contact with Tim Urban who has written several successful grants and has contacts in Lansing. Doug will see him tomorrow and he will mention it. Funds to pay for the grant writing would come out of Capital Funds. Taking care of the building does fall under the work out plan with HUD. **Doug made a motion to pursue the grant request for the Manistee Plating Property with T. Eftaxiadas for an amount not to exceed \$3,000.00.** Donna seconded the motion. All members present voted in favor. Motion carried.

City of Manistee Housing Commission Resolution 2012-27 – Recommends that resident Commissioner Lawrence Bacon has violated his fiduciary and legal obligations to the CMHC and should be removed as Commissioner by the Mayor of the City of Manistee. There was no discussion of this matter. **Doug made a motion to approve Resolution 2012-27 finding that Commissioner Lawrence Bacon has violated his fiduciary and legal obligations to the City of Manistee Housing Commission and requesting that the Mayor and Council of the City of Manistee remove him from office.** Donna seconded the motion. All members present voted in favor with the exception of Lawrence Bacon. Lawrence Bacon was opposed. Motion carried.

Director's Report

Clint reported that we have been able to maintain our vacancy rate. Dale asked if in the future Clint could provide general information about what types of categories of vacancies we have each month: Deceased, Moved to Assisted Care, Evicted, etc. Clint will provide that general information on the report in the future.

Financial totals are listed in the Director's Report. Darrin projects a reserve amount by the end of the year of approximately \$500,000.00. By the end of 2012 we must have \$270,000.00 in our reserves, which is two months of reserves. By the end of 2013 we will have four months of reserves, and by the end of 2014 five months of reserves to satisfy HUD requirements.

Finances

Clint reported that we have been doing well with rents. Line items in the Financial Reports for September 2012 are within acceptable perimeters. There was a \$2,000.00 decrease in rents for September 2012. This is due to new move-ins and pro-rated rent for the first month. Dale asked if we will have the usual write-offs of unpaid accounts in December. Clint reported that we will have some write-offs but they will still be in collections. There was nothing special to highlight in the financial reports. Dale asked where the dividends go that we get back from the insurance company each year. **Donna made a motion to accept the September 2012 Financial Reports and place them on file.** Doug seconded the motion. All members present voted in favor. Motion carried.

Communications

There were no communications.

Commissioner Reports & Concerns

Doug asked if we had ever received the updated Energy Audit Report. Elbert had noticed some errors

Regular Meeting Minutes

November 27, 2012

Page 3

in the original spread sheet and Ken was going to correct the errors. Clint said that he had received it earlier and had forwarded it to commissioners by e-mail.

Clint said that there are some video's of Commissioner training that he had wanted to have the commissioners watch at the December 6, 2012 scheduled Work Session, but two people are already unable to attend that work session so it will be cancelled. Commissioners wondered if they couldn't just view it on line and have discussion of the videos at a later meeting. Dale asked if we were going to put funds back in the budget for training. Clint said that we probably should. He reported that there are now on-line interactive training's from HUD for Executive Directors. He had participated in one already and found it very helpful. There are some maintenance trainings coming up as well. The training will be done in our own buildings with our staff and pertain to inspections that we must complete each year for HUD and what problems HUD is looking for when they come on their inspection of our buildings. They would also include lead and asbestos information, etc. Clint will check to see what amount was budgeted for training before it was eliminated because of HUD funding cuts.

There was no additional business to discuss. **Donna made a motion to adjourn the meeting at 4:52 p.m.** Doug seconded the motion. All members present voted in favor. Motion carried.

Dale Priester
President

Clinton McKinven-Copus
Executive Director
Commission Secretary

Exhibit B

Clinton McKinven-Copus

From: Clinton McKinven-Copus
Sent: Tuesday, November 20, 2012 3:19 PM
To: 'Bruce Gockerman (bcg@gwsh.com)'; 'Bruce Gockerman (bcgcockerman@sbcglobal.net)'; 'Dale Priester (dale.priester.b0q4@statefarm.com)'; 'Donna Korzeniewski (dkorzeni@manistee.org)'; 'Doug Parkes (dougaparkes@hotmail.com)'; 'Elbert Purdom'; 'Elbert Purdom (cpa@purdomlandsfeld.com)'; 'George Saylor (gvs@gwsh.com)'; 'LB Bacon'
Cc: 'Mitch Deisch'
Subject: FW: UPDATE: Manistee Housing Commission Financial Trend Analysis
Attachments: Clinton McKinven-Copus4.vcf; Clinton McKinven-Copus5.vcf
Importance: High

Good afternoon,

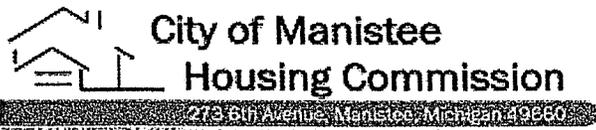
I have been asked by President Priester and Vice-President Parks to forward the emails below to you for information. Additionally, the President and Vice-President have requested that our attorney draft a resolution to address concerns raised in these emails concerning Commissioner Bacon. The requested resolution will provide for the censure and/or request of removal of Commissioner Bacon.

Sincerely,

Clinton McKinven-Copus
Executive Director

Clinton McKinven-Copus
City of Manistee Housing Commission
Executive Director

231-723-6201 Work
231-425-0731 Mobile
clintonmc@manisteehousing.com
273 Sixth Ave
Manistee, MI 49660
USA



Clinton McKinven-Copus - Executive Director

phone: (231) 723-6201 ext: 102
cell: (231) 425-0731
fax: (231) 723-8900
TDD/TTY: (800) 545-1833. ext 870
email: clintonmc@manisteehousing.com

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From: Clinton McKinven-Copus
Sent: Tuesday, November 20, 2012 12:48 PM
To: 'Garrett, Willie C'
Cc: RICHARDSON, CLAUNELLA D; 'Dale Priester'; 'Douglas Parkes'; 'Mitch Deisch'; 'George Saylor'
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis
Importance: High

If the matter at hand is the financial trend analysis, the Commissioners, through their finance committee (Dale Priester and El Purdom) and myself are doing so. If the matter at hand are concerns raised by Mr. Bacon, he has not informed any Commissioner or myself what those concerns might be.

Clint

Clinton McKinven-Copus
City of Manistee Housing Commission
Executive Director

231-723-6201 Work
231-425-0731 Mobile
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273 Sixth Ave
Manistee, MI 49660
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Clinton McKinven-Copus - Executive Director

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From: Garrett, Willie C [<mailto:Willie.C.Garrett@hud.gov>]
Sent: Tuesday, November 20, 2012 12:44 PM
To: Clinton McKinven-Copus
Cc: RICHARDSON, CLAUNELLA D; 'Dale Priester'; 'Douglas Parkes'; 'Mitch Deisch'; 'George Saylor'
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis

This is something you all can and should work out among yourselves. This office does not intervene in working relations with the Board. We are however, concerned with the matter at hand and that will need to be addressed.

From: Clinton McKinven-Copus [<mailto:clintonmc@manisteehousing.com>]
Sent: Tuesday, November 20, 2012 12:41 PM
To: Garrett, Willie C
Cc: RICHARDSON, CLAUNELLA D; Dale Priester; Douglas Parkes; Mitch Deisch; George Saylor
Subject: FW: UPDATE: Manistee Housing Commission Financial Trend Analysis
Importance: High

Willie,

As Claunella mentions in her emails below, there seems to be a breakdown of communication among the Commissioners. I have been in communication with the Commission President, Dale Priester, and Vice-President, Doug Parkes, concerning this breakdown in communication. It appears that the breakdown is caused by Mr. Bacon's failure to communicate with other Commissioners or myself. Mr. Priester and Mr. Parkes will be conferring about this situation and I would recommend you contact either of them with any questions or concerns you might have. Their contact information is as follows:

Dale Priester
dale.priester.b0q4@statefarm.com
231-723-3526 (office)
231-510-3161 (mobile)

Doug Parkes
dougaparkes@hotmail.com
231-690-2225 (mobile)

Clint

<p>Clinton McKinven-Copus City of Manistee Housing Commission Executive Director</p> <p>231-723-6201 Work 231-425-0731 Mobile clintonmc@manisteehousing.com 273 Sixth Ave Manistee, MI 49660 USA</p>
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From: RICHARDSON, CLAUNELLA D [<mailto:CLAUNELLA.D.RICHARDSON@hud.gov>]
Sent: Tuesday, November 20, 2012 11:39 AM
To: RICHARDSON, CLAUNELLA D; Clinton McKinven-Copus
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis

Also Clint,

Considering the scheduling issues with the others commissioners, you may want to consider utilizing LB's availability.

Claunella

From: RICHARDSON, CLAUNELLA D
Sent: Tuesday, November 20, 2012 11:32 AM
To: 'Clinton McKinven-Copus'
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis

No problem Clint. We are definitely willing to work with you guys.

The commissioner contacted the FO regarding legitimate budgeting and financial issues and concerns. Please talk to your commissioners there is definitely a breakdown in communication.

From: Clinton McKinven-Copus [<mailto:clintonmc@manisteehousing.com>]
Sent: Tuesday, November 20, 2012 11:14 AM
To: RICHARDSON, CLAUNELLA D
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis

Will do. Thanks for your understanding.

I noticed that your email was copied to L.B. Bacon; Dale and El comprise the finance committee and wanted to hold the phone conference as such. Having more than these two Commissioners involved in the conference would require the posting of a meeting so as not to violate the open meetings act. Dale and El want to review the materials with you and bring to the Board the information gathered.

Thanks,

Clint

Clinton McKinven-Copus
City of Manistee Housing Commission
Executive Director

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TDD/TTY: (800) 545-1833. ext 870
email: clintonmc@manisteehousing.com

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From: RICHARDSON, CLAUNELLA D [<mailto:CLAUNELLA.D.RICHARDSON@hud.gov>]
Sent: Tuesday, November 20, 2012 9:50 AM
To: Clinton McKinven-Copus
Cc: Rebecca Day; 'Dale Priestler'; 'Elbert Purdom (cpa@purdomlandsfeld.com)'; 'Elbert Purdom (elbertpurdom@gmail.com)'; Sims, Valerie V; 'bacon.l@att.net'
Subject: RE: UPDATE: Manistee Housing Commission Financial Trend Analysis

Thanks for letting me know. Please get back to me, whenever you can.

Claunella

-----Original Appointment-----

From: Clinton McKinven-Copus [<mailto:clintonmc@manisteehousing.com>]
Sent: Tuesday, November 20, 2012 9:43 AM
To: RICHARDSON, CLAUNELLA D
Cc: Rebecca Day; Dale Priestler; Elbert Purdom (cpa@purdomlandsfeld.com); Elbert Purdom (elbertpurdom@gmail.com)
Subject: Declined: UPDATE: Manistee Housing Commission Financial Trend Analysis
When: Wednesday, December 05, 2012 10:00 AM-11:30 AM (GMT-05:00) Eastern Time (US & Canada).
Where: See below

Claunella,

We will not be able to meet on Wednesday, December 5. Dale Priester is out of town that week for business and El Purdom has suffered a setback from his surgery on 11/14. I am waiting to hear from Dale his availability either the week of December 10 or 17 and as of today, El is in the hospital at least until the end of the week.

Clint

<< File: Clinton McKinven-Copus.vcf >>



<< File: ATT78087 1.jpg >>

Clinton McKinven-Copus - Executive Director

phone: (231) 723-6201 ext: 102

cell: (231) 425-0731

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TDD/TTY: (800) 545-1833. ext 870

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<< File: ATT97599 2.jpg >>