Minutes of the Ypsilanti Housing Commission
Thursday, October 27, 2015 – 6:00 p.m.
601 Armstrong Dr., Ypsilanti, MI 48197

Meeting called to order at 6:12 P.M. by Commissioner Smith.

ROLL CALL:

- Chairperson R. Smith — Present
- Vice Chairperson A. Moore — Present
- Commissioner T. Boone — Present
- Commissioner V. Brannon — Present
- Commissioner C. Hollifield — Absent
- Executive Director Z. Fosler — Present

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. V. Brannon made a motion to move the discussion of finance reports to after the resident council report and before old business and to approve the agenda, supported by A. Moore.

Motion passed 5-0.

APPROVAL OF MINUTES: V. Brannon made a motion to approve the minutes of September 28, 2015 as presented, supported by A. Moore.

Motion passed 5-0.

R. Smith made a motion to add the discussion of the YHC office building to the agenda under Director's Report, supported by A. Moore.

Motion passed 5-0.

AUDIENCE PARTICIPATION: Two audience members identified themselves as Andrew Kneffel and Sylvonna Reed from KMG Prestige. R. Smith remarked that we would hear from them shortly under the finance reports discussion.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None present.

RESIDENT COUNCIL REPORT: Z. Fosler remarked that a meeting would be planned for after the New Year, and T. Boone concurred. T. Boone stated that no meetings with other residents have taken place and that many residents right now are in the midst of relocation and need to get settled before continuing the discussion.

At 6:24 p.m., R. Smith moved to briefly recess the meeting, with support from A. Moore.

Motion passed 5-0.

Meeting reconvened at 6:26 p.m.

Finance Reports:

Andrew Kneffel (KMG Prestige) reported that things are going well financially for both Strong Future and Parkridge Homes, remarking that Strong is doing very well with a surplus of cash in its operating account that could be necessary down the road. Bills are being paid timely. Parkridge is also doing well, but does not have as much cash as Strong.

A. Moore expressed concern over cash flow at the Parkridge property, with A. Moore stating that much of the YHC's former financial troubles were related to a mismatch in timing between funding and bills. Z. Fosler explained that he anticipates Parkridge operating at a loss until closing in Spring of 2016, but that sufficient cash reserves are available to cover the loss via capital fund grants. A. Moore requested that the minutes reflect the fact that capital fund grants, held by HUD, are available as cash reserves but are not reflected in the financials, so that it is clear that the loss being incurred by public housing isn't simply the result of irresponsible fiduciary oversight.

Further discussion ensued regarding legal, water, sewer, and illegal dumping clean-up expenses.

T. Boone expressed an interest in a more proactive approach to security at the sites via monitoring the CCTV system on a regular basis. Discussion ensued. Z. Fosler explained that unfortunately, the camera system at the YHC has a poor resolution and the cameras are fixed. He also stated that he doesn't believe live monitoring of the cameras is feasible, but that he does expect a vastly improved camera system following the redevelopment of the sites.

[A. Kneffel and S. Reed departed.]

OLD BUSINESS:

- **Executive Director evaluation:** Z. Fosler requested that the board discuss his evaluation in closed session and he would leave the room, but also requested that he be invited back to discuss the evaluation prior to exiting closed session.

  V. Brannon made a motion that, pursuant to MCL15.268(a), the Board meet in a closed session to consider the periodic personnel evaluation of Mr. Fosler, supported by R. Smith.

  Motion passed 5-0.

  [Meeting entered closed session at 7:09 p.m.]

  [Meeting reconvened in open session at 8:27 p.m.]

  R. Smith asked A. Moore to discuss the results of Mr. Fosler's evaluation. A. Moore commended Mr. Fosler for a very successful year. She proceeded to provide the results of each of the six categories of evaluation:

  A. Relationship with the Board of Commissioners: In the middle between better than average and superior performance, edging in on superior performance.
  B. Community Relationships: Consensus view that performance was between better than average and superior performance, edging towards superior performance.
  C. Staff and Personnel Relations: Better than average performance.
  D. Leadership: Also in the middle between better than average and superior performance.
  E. Business and Finance: Better than average performance.
  F. Personal Qualities: Pretty much right on superior performance.

  The Board commended Z. Fosler again for a very successful year and recommended a 10% of salary bonus in recognition of the RAD awards and the ability to refresh our entire housing stock. A. Moore asked that Z. Fosler report back to the Board next month on, logistically, how that can be achieved. Z. Fosler thanked the Board for the recognition of his efforts and for their feedback.

NEW BUSINESS: None.

MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:**
  - Z. Fosler provided a report on the progress of meeting the conditions of the CHAP for New Parkridge. The YHC is on track to complete all remaining conditions in a timely manner.
  - T. Boone expressed concerns over communication regarding the relocation process. Z. Fosler agreed to look into her concerns and report back to the Board.
- **RAD:** Z. Fosler reported on the progress of the Strong Future redevelopment project and site and relocation planning for New Parkridge.

DIRECTOR'S REPORT:

- **YHC Office Building:** Discussion of the YHC office building was tabled until the next meeting.

COMMISSIONER COMMENTS:

- Commissioner Boone: Iterated concerns regarding relocation.
- Commissioner Brannon: Expressed appreciation to Commissioner Boone for her input and expressed that she thinks she is an incredibly valuable member of the Board. Thanked Mr. Fosler for a great year. Would like to start focusing on our bigger goals for the future and that we are building the organization in a thoughtful manner.
- Commissioner Hollifield: Thought we had a good meeting. Expressed appreciation for Mr. Fosler and the Board.
- Commissioner Moore: Nothing else to add.
- Commissioner Smith: Thanked Mr. Fosler and the Board for a great year. Expressed the importance of having such a diverse Board.

ADJOURN: V. Brannon moved to adjourn, supported by R. Smith. **Passed 4-0. Meeting adjourned at 8:11 pm.**

THEREFORE, BE IT RESOLVED:

The Ypsilanti Housing Commission and its Board of Commissioners, of the City of Ypsilanti, Michigan, hereby authorize the Executive Director to sign the approved Board of Commissioners minutes of October 27, 2015.

	YEAS	NAYS	ABSENT
Commissioner Smith	_____	_____	_____
Commissioner Moore	_____	_____	_____
Commissioner Boone	_____	_____	_____
Commissioner Brannon	_____	_____	_____
Commissioner Hollifield	_____	_____	_____

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Zachary D. Fosler, Executive Director