

Minutes of the Ypsilanti Housing Commission

Thursday, February 9 – 6:00 p.m.

601 Armstrong Dr., Ypsilanti, MI 48197

Meeting called to order at 6:47pm by Commissioner Smith

ROLL CALL:

- | | |
|--------------------------------|---------|
| • Commissioner Brannon | Absent |
| • Commissioner Hollifield | Present |
| • Commissioner Moore | Present |
| • Commissioner Palmer | Present |
| • Commissioner Smith | Present |
| • Executive Director Z. Fosler | Present |

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. A. Moore moved to approve the agenda as written, second by C. Hollifield.

Motion passed 4-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of January 12, 2017, C. Hollifield moved to approve the minutes, second R. Smith.

Motion passed 3-0, Abstention 1 (A. Moore)

AUDIENCE PARTICIPATION: None.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT COUNCIL REPORT: None.

OLD BUSINESS:

- **Change Date of June Board Meeting:** The Board discussed rescheduling the June meeting. R. Smith moved to table the discussion until the March meeting when all Board members are present.

Motion passed 4-0

- **Resolution #17-02 to Adopt MERS 457 Retirement Plan:** Z. Fosler stated that MERS 457 is a supplemental retirement plan that employees can opt into at no cost to the employer. A. Moore asked Z. Fosler to describe the current YHC retirement plan. Z. Fosler explained that YHC has a 403(b), defined benefit plan that requires mandatory contribution and ten years of employment to become vested. A. Moore moved to approve Resolution 17-02.

Resolution 17-02 passed 4-0

- **Section 8 Property in Milan:** Z. Fosler stated that Eric DeGroat, YHC's attorney, drafted an opinion stating that it is possible for YHC to operate properties outside of the city, though it would likely require cooperation of the local government where the property is located. Z. Fosler stated that he followed up with developers at CCA to estimate whether the Milan property can generate significant revenue for YHC. Z. Fosler stated that a significant reduction in the price of the property would be necessary for the acquisition to be profitable. A. Moore stated that it is important to develop a filter to determine whether a property acquisition is beneficial for YHC's mission. R. Smith stated that it is important for YHC to have a strategic plan for generating revenue given the growing scarcity of federal dollars.

NEW BUSINESS:

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- **Executive Director Workplan:** A. Moore stated that she was tasked by the Board to develop a workplan with the Executive Director that links goals to measurable outputs for the YHC. Z. Fosler discussed each goal and measure with the Board. R. Smith suggested that City Council members and members of law enforcement be invited to meet with the Board and tour new properties. R. Smith also suggested that YHC partner with Habitat for Humanity to rehab houses in the area and develop a program for transitioning families from subsidized units into homes. T. Palmer suggested hosting a sports tournament as a means for law enforcement to engage with members of the community.
- **Ypsilanti Youth Video Project:** Z. Fosler asked A. Moore to summarize the project for the Board. A. Moore stated that YHC is partnering with the Family Empowerment Program and other community stakeholders to create a documentary film that highlights the historical legacy of New Parkridge. The proposed project will include a summer internship that gives youth in the community an opportunity to produce the film and gain valuable skills in media production.

[Commissioner Moore departed.]

MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:** Z. Fosler gave an update on the Strong Housing slip and fall case. Z. Fosler stated that he has provided the prosecuting attorney with all necessary documents. T. Palmer asked about the status of the shooting incident at Sauk Trail Pointe. Z. Fosler stated that the family involved in the shooting is in the process of eviction.
- **RAD Construction Update:** Z. Fosler gave an update on the status of construction. Z. Fosler stated that the first five buildings of New Parkridge will be ready for occupancy by mid-February. Z. Fosler stated that the security cameras that were damaged due to a power surge have all been replaced. C. Hollifield asked how many units YHC will have in total. Z. Fosler replied that YHC will have 343 units in total.
- **Financial Reports:** Z. Fosler stated that the next installment of the developer fee will be deposited in the coming weeks.

DIRECTOR'S REPORT:

- **Community Gardens:** Z. Fosler stated that YHC met with Growing Hope staff and executive director to discuss community gardens. Z. Fosler stated that the next steps for the gardens are determining resident interest and a creating a budget.
- **YHC Waitlist:** Z. Fosler stated that the waiting lists for New Parkridge and Strong Housing will be open until February 13th. A lottery process will be used to select applicants from the waiting list to fill units.
- **Potential Development Sites:** Z. Fosler stated that he is evaluating two sites that are close to downtown Ypsilanti for potential acquisition. He also discussed the possibility of turning YHC offices into housing for veterans or seniors.

COMMISSIONER COMMENTS:

- Commissioner Hollifield: He stated that he is proud of the priority areas that Z. Fosler and A. Moore created in the workplan. He enjoyed the tour of the New Parkridge unit.

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- Commissioner Palmer: She stated that she has ideas for programming for the kids that depends on how well they are doing in school. Z. Fosler suggested that she meet with Darlene to discuss these ideas.
- Commissioner Smith: She stated that she is very impressed with the workplan. She is interested in also creating a separate workplan for the Board.

ADJOURN: C. Hollifield moved to adjourn, second by R. Smith. **Passed 3-0. Meeting adjourned at 7:55pm**

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 February 9, 2017.

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

Zachary D. Fosler, Executive Director