

Hancock Housing Commission
Meeting Minutes
June 20, 2012

Vice President Mark Dennis opened the regular meeting of the Hancock Housing Commission at 4:34 pm.

Commissioners Present: Dennis, Givens, Haeussler, Johnson
Absent: Antila

Public Comment: None

A motion was made by Commissioner Johnson to approve the May 16, 2012 meeting minutes. Support was made by Commissioner Givens.
Ayes: Dennis, Givens, Haeussler, Johnson
No: 0
Motion passed.

A motion was made by Commissioner Givens to approve the June 2012 accounts payable. Support was made by Commissioner Johnson.
Ayes: Dennis, Givens, Haeussler, Johnson
No: 0
Motion passed

A motion to approve the June 20, 2012 agenda was made by Commissioner Haeussler with the addition of a new business item. Commissioner Haeussler is concerned of a possible "Conflict of Interest" issue with himself as he retains a seat on the Hancock Housing Commission Board of Directors and the Hancock City Council. The Executive Director was directed by the commission to contact HUD and find out what HUD's position on this matter. Support was made by Commissioner Johnson.
Ayes: Dennis, Givens, Haeussler, Johnson
No: 0
Motion passed.

Old Business:

ROSS Grant update. No new information to report.

USPS delivery in HHC and QHA is now running smoothly. The Postal Carrier leaves a note in the Resident's mailbox to pick up the parcel in the Housing Commission office. This seems to be working quite nicely and we appreciate the Post Office's efforts.

City website application posting will be researched and applied if possible.

New Business:

The commission read information regarding HHC and the Management of the Scott Building. Balance sheets, accounts payable and rent rolls were looked at in this preliminary stage of research. Next month the Executive Director will present additional information about the financial benefit to HHC and the operating plan for day to day management of the Scott Building. MSHDA will have to approve the request for change of Management from KMG Prestige to Hancock Housing Commission from Mike Lahti, Owner.

PHADA report on Interim PHAS rule. PHADA is actively pursuing HUD's decision on the Interim rule and requesting they change the rule and make necessary adjustments so PHA's are not sub-standard performers.

Commissioner Haeussler commented on an issue he was addressed with at a recent meeting downstate. His concerns lie with his participation with the Housing Commission Board of Directors and his seat on the Hancock City Council. The Executive Director was directed to contact HUD and verify their opinion on this current situation.

Maintenance Report:

The #1 furnace in Lakeview Manor was showing an underwater leak. After further inspections from RC Mechanical and Wilmer's heating it has been determined that we need to replace the "shell" of the furnace. We still will be able to maintain the use of the outside furnace components including the gas igniter system. RC Mechanical came in with a bid of \$20,797 to do the work and we will be obtaining an additional bid from another source. We also need to look at replacing our panel switches in both elevators as the "fire control switches" that the firemen use during a fire evacuation are not functioning. This is also a potential a \$19,671.23 item. We currently have 48% of the units at Lakeview Manor and Annex smoke free. Repainting of the 7th and 2nd floor will commence over the next few weeks. We unfortunately had a young child that got himself trapped in the elevator at Lakeview Manor and the police were called to assist. The Police had forgotten they had a key to manually open the door and Raoul came down to assist them and used our key in the shop to open the door and let the child out. The boy was okay and released after he was in the car for about 30 minutes.

Directors Report:

Section 8 Rental Assistance program has 36 vouchers issued and there are 2 vacancies at Lakeview Manor.

Lakeview Manor Community Room Rummage Sale to be on 6/23/2012 to sell old furniture and items in our storage rooms. The proceeds from the sale will help offset costs for new common area furniture.

The Office will be closed on July 4, 2012.

Next meeting is scheduled for July 18, 2012 @ 4:30 pm.

Correspondence

The Commission reviewed PIH notice 2012-28 with regard to Sexual Offenders in Federally Assisted Housing.

Commissioner Johnson made a motion to adjourn the meeting at 5:46 pm. Support was made by Commissioner Haeussler.

Ayes: Dennis, Givens, Haeussler, Johnson

No: 0

Meeting adjourned.

Secretary – Gail Ross

Vice President – Mark Dennis