

MINUTES

STERLING HEIGHTS HOUSING COMMISSION

August 9, 2016

Call To Order by President Miller at 6:02 p.m.

Pledge of Allegiance and Invocation.

Roll Call. Present: Evola, Miller, Venetis, Walker. Excused: Szatkowski. Present: Executive Director Denice A. Gerstenberg, Regional Manager Sabrina Bollinger, Public Housing Manager Rachel Tonomi, Maintenance Supervisor Jim Francis.

Approval of Agenda. Moved by Walker, support by Venetis to approve agenda. Ayes: All.

Approval of Minutes. Moved by Evola, support by Venetis to approve the June 14, 2016 minutes as presented. Ayes: All.

Plante Moran Presentation. Chrystal Simpson from Plante Moran attended the meeting. SHHC is financially healthy, there is a good cash reserve balance and there were no grant compliance findings.

Introduction of 2016-2017 Budgets.

Mrs. Bollinger reviewed the proposed 2016-2017 Budgets.

Executive Director Report. Ms. Gerstenberg explained the Recreating Recreation bond proposal that will be on the November ballot.

Monthly Financial Reports.

Moved by Venetis, support by Walker to approve the Schoenherr Towers Operating Summaries. Ayes: All.

Moved by Walker, support by Venetis to approve the Section 8 Voucher Program Operating Summaries. Ayes: All.

Service Coordinator Report

The social worker spent most of her time in July connecting residents with outside service providers.

Public Housing Report.

99% occupied.

3 move outs, 2 move ins.

64 persons on waitlist.

17 leasing calls received this month.

Section 8 Report.

40 families on voucher program.

79 on the waitlist.

0 vouchers available.

Maintenance Report. All apartment and hallway windows with this 2nd phase are installed. Waiting for the round 9th floor solarium window to be delivered and installed.

2 emergency service requests, 48 YTD.

68 service requests, 834 YTD.

Business.

Monthly Management Reports. Moved by Venetis, support by Evola, to approve the monthly management reports as presented by Fourmidable. Ayes: All.

Operating & Voucher Program Summaries (Program Register & Utility Payables. Moved by Walker, support by Venetis, to approve the housing assistance program register and utility payables as presented by Fourmidable. Ayes: All.

Public Hearing.

Moved by Walker, support by Venetis, to open a public hearing to take comments on the 2016/2017 budget. Ayes: All.

Ms. Gaddy stated that last year monies were budgeted to start saving for a new generator. After meeting with the Resident Advisory Board today, staff wants to reallocate those funds to finish the windows.

No other public comments.

Moved by Venetis, support by Walker, to close the public hearing to take comments on the 2016/2017 budget. Ayes: All.

Moved by Venetis, support by Walker to revise the 2015/2016 capital fund program so that the money originally set aside for the generator is moved to continue the 3rd and final phase of the window project in 2017. Ayes: All.

Public Participation.

The Clinton River Cruise is set for September 8th. October 9th Resident Council will hold a bake sale/craft show/hot dog sale outside on the patio. 44 people attended the bus trip to Frankenmuth.

Adjourn.

Moved by Walker, support by Evola to adjourn at 6:40 p.m. Ayes: All.

Minutes Approved 10/11/2016

Wanda Walker
Wanda Walker, Secretary