



MELVINDALE HOUSING COMMISSION

Regular Board Meeting
June 28, 2021

A regular meeting of the Melvindale Housing Commission Board was held on Monday June 28, 2021 at 3:00 p.m. in the Community Room of Coogan Terrace.

Board Chair C. Sue Herman called the meeting to order at 3:04 p.m.

ROLL CALL: Carmen Cotto, Hector Cotto, Jeanette Decaire, and C. Sue Herman were present. Jeannine Ansley was absent.

Commissioner Decaire moved to excuse Ansley's absence; H. Cotto seconded.
Motion passed unanimously.

Also present: Staff— Cynthia C. Telfer, Executive Director; Elizabeth Dionisi, Financial Assistant, Sheri Hall, Property Manager and Ashley Lewis, Rental Assistance Manager.

I. Approval of Agenda

C. Cotto moved to approve the agenda; Decaire seconded.
Motion approved 4—0 (C. Cotto, H. Cotto, Decaire and Herman)

II. Approval of Minutes

May 17, 2021 Board Meeting

C. Cotto moved to approve the board minutes from May 17, 2021; H. Cotto seconded.

Motion approved 4—0 (C. Cotto, H. Cotto, Decaire and Herman)

III. New Business

Presentation: Sue Feinberg from the Michigan Employee Retirement System (MERS) reviewed MHC's annual valuation report with the Board.

Resolutions:

- Resolution 2021-03 Approval to Expand HCV Program Jurisdiction

Decaire moved to approve; C Cotto seconded.
Discussion was had about jurisdictions, what it would mean for voucher holders and the advantages of extending the agency's jurisdiction.

Motion approved 4—0 (C. Cotto, H. Cotto, Decaire and Herman)

- Resolution 2021-04 Vacation Payout for Executive Director

Resolution postponed until after staff reports and public commentary. See

IV. Commission Reports

Staff reviewed reports — Board accepted and noted they would be placed on file.

V. Communication

- a. Coogan Terrace Newsletter –June 2021

VI. Public Commentary

- Juanita McMullin #221 – Staff are doing a fine job, especially the garden area. People are not picking up dog poop.
- Donald Harper – police were called on him while he was smoking in the smoker’s hut. Ladies are doing a good job.
- Annette Taylor #117 – Kudos to staff. As residents we need to change our trajectory and narrative. We have new comers to the building who may not have read their lease. Don’t let one bad apple spoil it for everyone else.

VII. Announcements by Commissioner's - None

Adjournment to enter Closed Meeting – 4:30 p.m.

H. Cotto moved to adjourn into a closed meeting at 4:30 p.m.; Decaire seconded.
Motion pass unanimously

Closed meeting opened at 4:40 p.m. through a motion by Decaire; seconded by H. Cotto
Motion pass unanimously

Meeting closed at 5:00 p.m. through a motion by Decaire, seconded by C. Cotto
Motion pass unanimously

Public meeting opened at 5:01 p.m.

- Resolution 2021-04 Vacation Payout
Decaire moved to approve resolution 2021-04; H. Cotto seconded. Passed unanimously.

Adjournment 5:10 p.m.– C. Cotto moved to adjourn; Decaire seconded. Passed unanimously.

Jeanette Decaire
~~G. Sue Herman, Board Chair~~
Jeanette Decaire - Vice Chair

Cynthia C Telfer
Cynthia C Telfer, Executive Director