

**Ann Arbor Housing Commission**  
**January 18, 2012**  
**REGULAR BOARD MEETING**  
**MINUTES**

The meeting took place at Baker Commons in the Community Room, 106 Packard, Ann Arbor, MI 48104. President Manildi convened the meeting at 6:15 P.M.

**ROLL CALL:** Commissioners present: Marta Manildi, Gloria Black, Andy LaBarre, and Ron Woods. Commissioners absent: Leigh Greden. Staff present: Jennifer Hall, Nick Coquillard, Betsy Cornellier.

In Attendance: Raymond Pierce; Patricia McClary; Diane Kelly; Robert Morgan; Dave Askins, Ann Arbor Chronicle; Carolyn Miller; Monica Meyers, CPA and Tim Barnes, CPA – Martin, Arrington, Desai & Meyers, P.C., CPA; Margie Teall, Councilmember.

**I. APPROVAL OF AGENDA** – *LaBarre* moved and *Black* seconded.  
Approved 4-0 (Manildi, Woods, Black, LaBarre – yes; 0 – no)

**II. PUBLIC COMMENTARY** – limited to 5 min./person

**A. Resident Organizations** – None

**B. Others Requesting to Speak**

1. *Pierce*: Commented that he is overall very pleased. He commented that he would like another cable provider option for everyone, due to instability of pricing and other issues.
2. *McClary*: Expressed her desire to have her significant other come back to live with her but it is not allowed by the AAHC because they are not married. They would lose \$400/month in social security income if they legally married.  
*Hall*: Commission staff knows of this issue and will look at options and may consider a policy change or possibly implement a waiver consideration process to bring back to board.  
*Woods*: Asked if there was a resident social worker on staff.  
*Coquillard*: The Commission has a contract with three social service providers, including one at Miller Manor

**III. APPROVAL OF MINUTES**

**A. Regular Board Meeting Minutes – December 21, 2011** –  
Moved by *Black*; supported by *LaBarre*.

*Manildi*: Asked if the level of detail of the minutes met the Commissioner's needs?  
All confirmed that the minutes did meet the detail expected.

Approved 4-0. (Manildi, Woods, Black, LaBarre – yes; 0 – no)

- \$2,000 to \$100,000 require 3 quotes (tends to be services and minor rehab)
- All contracts over \$25,000 will be reported to the board
- Procurement card policy
- Emergency procedures
- Price analysis conducted

*Black:* Is it an annual threshold?

*Hall:* Per contract and contracts cannot be split up to get around the \$100,000 threshold. However, items that are substantially different from each other can be quoted/bid separately, and the same firm might win each bid.

Approved 4-0 (Manildi, Woods, Black, LaBarre – yes; 0 – no)

**2. FY12-20: To Approve Audit (ending June 30, 2011)**

Moved by *Woods*; supported by *LaBarre*.

Approved 3-0 (Manildi, Woods, LaBarre – yes; Black - Abstained; 0 – no).

**C. Board of Commissioners Discussion**

1. Security Committee –

*Hall:* Discussed the first meeting, lead by Commissioner Black. In this meeting, the group looked at all AAHC properties, the noted security issues, and potential security items to address security issues. The next step will be to include tenants in the conversation. Some solutions will be implemented immediately. Meetings are being scheduled. A final report is due to the Board in May.

2. Strategic Planning for Development –

*Hall:* Opened up to questions from the Board that would be helpful in discussing future development.

*Manildi:* Noted that it is difficult to strategically plan in once-monthly meetings, and suggested the need to have additional meetings related to strategic planning.

*Woods and Black:* Stated their agreement to have these meetings..

*Black:* Cited the importance of such a discussion in order to be informed and be able to understand how such pursuits fit with the Commission's mission.

*Hall:* Will work with *Coquillard* with these materials and work to include an update for the Board to show which strategic planning items have been accomplished. She mentioned that strategic planning to her includes two areas: operational and around future development.

*Manildi:* Suggested the possibility of a seminar-type of additional meeting related to strategic planning and development to educate all participants.

*Cornellier:* Related to the Financials and the Audit – Staff will try to submit the audit by this Friday, and, according to HUD staff, may lead to the AAHC officially being out of “Troubled” status. She reported that the HCV dept. increased the number of vouchers by 5% or 65 vouchers, which translates to about \$40,000 in additional administrative fee.

*Woods:* Thanked staff for the information in the Board Packet on the Public Housing re-organization and *Hall* summarized this information. *Hall* provided some history of AAHC staff organization, and the City’s support with some funding related to supporting positions related to maintenance and finance. She summarized the reasons for creating a six-month Public Housing staff management pilot.

*Manildi:* Regarding next month’s meeting, when should it be scheduled? After discussion, it was agreed that the next Board Meeting would start at 5:30 PM on the scheduled date. *Hall* will ensure this time changed is posted.

**VII. CLOSED SESSION** – (2/3 roll call vote required) to consider the purchase of real property (see above)

Moved by *Black*; supported by *Woods*.

Roll Call Vote:

*Black:* Yes.

*LaBarre:* Yes.

*Woods:* Yes.

*Manildi:* Yes. Motion passes 4-0, 0-No’s – and 2/3’s requirement met.


Time closed session started: 7:55 P.M.

Time closed session ended: 8:35 P.M.

(*LaBarre* moved to adjourn closed session; *Woods* seconded) – Out of closed session.

*Manildi:* Announced the Board out of closed session

**VIII. ADJOURNMENT** – Moved by *Woods*; supported by *LaBarre*. Meeting adjourned at 8:37 P.M.



Marta A. Manildi, President



Jennifer Hall, Recording Secretary  
and Executive Director