

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>



Meeting Minutes

Wednesday, August 19, 2015

6:00 PM

Miller Manor, 727 Miller Ave., Meeting room

Housing Commission

I CALL TO ORDER

Colenback called teh meeting to order at 6:16 pm

II ROLL CALL

Present: 4 - Ronald Woods, Tim Colenback, Gwentyth Hayes, and Audrey Wojtkowiak

Absent: 2 - Daniel Lee, and Julie Grand

III APPROVAL OF AGENDA

Colenback moved to approve the agenda, seconded by Hayes, Motion approved 3-0

IV PUBLIC COMENTARY

No Public comments

V APPROVAL OF MINUTES

V-1 15-1046 Ann Arbor Housing Commission Board Meeting Minutes of July 15, 2015

Attachments: Housing_Commission_15-07-15_Action_Minutes.pdf

Colenback moved to approve the minutes, seconded by Hayes, Motion approved 3-0

VI NEW BUSINESS

VI-1 15-1043 Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 15

Attachments: SEMAP BOARD ITEM COVER - AAHC FY15.pdf, SEMAP MEMO Summary 2015.pdf

Wojtkowiak moved to approve the SEMAP report, seconded by Colenback. Motion approved 4-0

VI-2 15-1044 To Approve Tenant Account Receivables (TAR) Write-Off as of March 31, 2015 (\$289.00)

Attachments: Quarterly Low Rent Write-offs as of March 31, 2015.pdf

Colenback moved to approve the Tenant Accounts Recievable write off for the quarter ending 3/31/2015, seconded by Wojtkowiak, Motion approved 4-0

- VI-3 15-1016** Resolution a Contingency Loan of \$388,178 to West Arbor Limited Dividend Housing Association Limited Partnership for the Redevelopment of North Maple Estates and North Maple Duplexes (West Arbor)
- Attachments:** West Arbor - Development Budget - 8.7.2015.pdf
- Colenback moved to approve the \$388,178 Contingency Loan, seconded by Wojtkowiak, Motion approved 4-0**
- VI-4 15-1019** Resolution to Loan \$1,839,668.00 to the West Arbor Limited Dividend Housing Association Limited Partnership for the Redevelopment of North Maple Estates and North Maple Duplexes (West Arbor)
- Attachments:** West Arbor - Development Budget - 8.7.2015.pdf, DET02-#560812-v2-AAHC_ W_ Arbor Second Mortgage for \$1_839_668_00 (2).pdf, DET02-#560809-v2-AAHC_ West Arbor Promissory Note- \$1_839_668 (2).pdf, DET02-#560807-v2-AAHC_ W_ Arbor Loan Agreement for \$\$1_839_668 (2).pdf
- Colenback moved to approve the \$1,839,668 loan to West Arbor LDHA LP, seconded by Wojtkowiak. Motion approved 4-0**
- VI-5 15-1030** Resolution to Approve a Ground Lease to West Arbor LDHA LP
- Attachments:** DET02-#560670-v1A-AAHC_ W_ Arbor Ground Lease_GL Memorandum.pdf
- Wojtkowiak moved to approve the ground lease with West Arbor LDHA LP, seconded by Colenback. Motion approved 4-0**
- VI-6 15-1048** Certified Copy of Authorizing Resolutions of Ann Arbor Housing Commission As Guarantor
- Wojtkowiak moved to approve the AAHC as the loan guarantor for the Chase construction loan, seconded by Colenback, Motion approved 4-0**
- VI-7 15-1015** Resolution to Approve an Application for \$500,000 to the Federal Home Loan Bank for Affordable Housing Program (AHP) Funding for the Redevelopment of North Maple Estates and North Maple Duplexes (West Arbor)
- Wojtkowiak moved to approve the \$500,000 FHLB application for West Arbor, seconded by Colenback, Motion approved 4-0**
- VI-8 15-1047** Resolution to Appoint Mary Jo Callan to the Ann Arbor Housing Development Corporation Board
- Attachments:** Amended by laws executed.pdf
- Wojtkowiak moved to approve the appointment of Mary Jo Callan to the Ann Arbor Housing Development Corporation Board, seconded by Colenback, Motion approved 4-0**

VI CLOSED SESSION to discuss property issues

Wojtkowiak moved to enter into closed session at 7:45 pm to discuss property issues, seconded by Colenback, Motion approved 4-0. Wojtkowiak moved to enter back into open session at 8:17pm, seconded by Colenback, Motion approved 4-0

VII REPORT(S) FROM BOARD COMMITTEES**VIII COMMUNICATIONS****VIII-1 15-1045 Executive Director Report August 19, 2015**

Attachments: Consolidated budget to actual through June 2015.pdf, ALTA Platt Road.pdf, 3681-3689 Platt (upper).pdf, CaseDetail.pdf, Solar rooftop installed.jpg, Voucher Projections MI064-Two 2YSS 06-30-15.pdf

Presented

IX PUBLIC COMMENTARY (5 MINUTES MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)**X ADJOURNMENT**

Woods moved to adjourn the meeting at 8:18 pm, seconded by Wojtkowiak, Motion approved 4-0