

October 22, 2008
REGULAR BOARD MEETING
MINUTES

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Chairperson *Levy* convened the meeting at 6:10 p.m.

ROLL CALL: Commissioners present: Alan Levy, James Jackson, and David Parent:
Commissioners absent: Deborah Gibson and Dwayne Seals
Staff Present: Mirada Jenkins and Weneshia Brand
Residents: Jane French, Gwentyth Hayes, John Wimsatt, and Kevin Bingham
Guest: Benita Schnaidt

I. **APPROVAL OF AGENDA** - Commissioner *Parent* moved and Commissioner *Jackson* supported to approve the agenda as revised. The Agenda was approved 3-0.

II. PUBLIC COMMENTARY

French: A resident of Miller Manor for 13yrs and previous council member for 9 yrs. Mentions that management dissolved the council until a process and schedule was developed to conduct elections. Mentions her attendance is to protest against the manager who has been mistreating residents. Residents have signed petitions and there have been no changes of improvement.

Hayes: A Miller Manor resident since 1999 and Community Liaison prior to the councils dissolve. Mentions that she has observed Terra Williams, PH West Manager, abuse her power. Williams has displayed uncompromising behaviors and has made racial comments. The President, Shemeeka Hightower and Treasurer, Robert Jones, seemed to favor Williams's position and made sole decisions that were not beneficial to residents regardless of councils position. Hightower and Jones were voted out by council; shortly after, the board was dismantled.

Wimsatt: A Miller Manor resident and previous Council Vice President – mentions that he is currently drafting a document to HUD explaining the behavior and activity displayed by Williams and the residents concern with processes and decision that are made by management. He mentions the recent death of Paul Dossahboy; Williams was asked repeatedly by residents to look into Dossahboy's absence, since residents routinely inquiry of each other's well being; when management failed to followup within a timely manner Dossahboy was deceased.

French: Williams has called residents liars; particularly naming Martin Strange as a “two-faced snake.” Williams has behaved as intimidating, vindictive and disrespectful in several non-isolated incidents and often makes threats to terminate residents housing.

Hayes: mention that a police report was filed on Robert Jones for harassing behavior and slandering accusations.

French: mentions that Robert Jones discarded of several art items and supplies.

Bingham: mentions that he has the same opinion as his fellow residents.

Jackson: Inquired of the last Resident Council meeting.

French: responded October 14, 2008; were Williams issued a procedural manual and timeline then, suggested the board have new members entirely, without allowing the current members to exhaust their term.

Wimsatt: Hightower and Jones were voted off the council by quorum. He expresses his concern of a \$1300 party expenditure with no supporting documentation; Robert Jones continued access to the computer and office this is reserved for the Council, where as no other resident or council member has access; and Shemeeka Hightower and Robert Jones eligibility for transfer to a two bedroom unit.

III. APPROVAL OF MINUTES -

A. **September 24, 2008** – Commissioner *Jackson* motioned and Commissioner *Levy* supported. The minutes were approved 3-0 with amendment to Pg 2 Item 7, second comment from Commissioners Seals.

IV. NEW BUSINESS

A. Resolutions

1. **FY09-08: To Approve Contract for Snow Removal Services.** Commissioner *Parent* motioned and Commissioner *Jackson* supported.

Brand: explained the results of the snow removal service evaluation and selection.

Parent: inquired if there the two cost proposed were for separate contractors and if the AAHC had prior work history with either vendor.

Brand: yes, both vendors have provided satisfactory service in the past.

Levy: inquired if the proposed price included or excluded maintenance wages to service the four alternate sites and if so, would the contract be over budget.

Brand: maintenance wages and labor is not included, however if the four alternate properties were serviced by the contractor the total cost would then be over budget.

Parent: inquired if the maintenance staff has routinely serviced the four alternate properties historically.

Brand: maintenance has historically serviced the four sites.

The resolution passed 3-0.

2. **FY09-09: To Approve S8 Payment Standard Revision.** Commissioner *Parent* motioned and Commissioner *Jackson* supported.

Jenkins: explained the requirements, implementation, factors and effects to revision of the payment standards. The change is less than \$1 to clients.

Parent: request that Jenkins explain the percent decrease effects.

Jenkins: a decrease of less than .1% is cumbersome to staff.

Levy: inquires if the change would be indefinitely upon approval.

Jenkins: yes, unless the policy is changed again.

The resolution passed 3-0.

3. FY09-10: To Approve Revision to Public Housing Utility Allowance.

Commissioner *Jackson* motioned and Commissioner *Parent* supported.

Levy: mentions the suspected increase in gas rates.

Parent: questioned if the last revision was two years ago.

Brand: yes.

Levy: mentions the cumulative financial impact is just over \$51K.

Jackson: agrees that the revision should be implemented.

The resolution passed 3-0.

B. Discussion Items

1. Sidewalk Repair Memorandum.

Brand: East side had budgeted \$1500 for sidewalk repair at Oakwood, the City completed an evaluation of the public sidewalks and determined that two of the sixteen AAHC properties required repair. After soliciting quotes from qualified contractors, an award was issued to Andries Construction, however Andries failed to respond to the award notification. Then the award was issued to the second low bidder, Hearn's Construction.

Parent: inquired if Andries eventually respond to the award notice.

Brand: no acknowledgement was ever received.

Levy: inquired if the City of Ann Arbor was informed of Andries failure to respond.

Brand: no attempt to notify the City of Ann Arbor was made.

Levy: suggest informing the City of Ann Arbor of Andries failure to respond to the award notification.

Parent: agrees and suggest informing the City of Ann Arbor of Hearn's performance as well.

V. OLD BUSINESS

A. Discussion Items - None

VI. COMMISSIONER SUB-COMMITTEE REPORTS

A. Personnel - None.

VII. COMMISSION REPORTS

A. Executive Director – as submitted

Commissioner Questions:

Parent: inquired of interim ED in Betsy Lindsley leave of absence

Levy: inquires of signing authority

Parent: clarifies that Mary Jo Callan is the interim manager and inquires if managers are to report to Callan.

Levy: if Callan is physically located in AAHC

Parent: suggest that someone speak to Callan regarding current status of AAHC resident complaints regarding managers.

Levy: agrees to take initiative to make contact with Callan

Jackson: concurs with the Personnel Committee attempt to make contact.

Parent: request to go on record his support for the Pear St. project and his confidence that Lindsley has no conflict of interest as it relates to her previous membership on Avalon's Board of Commissioner, which she has disclosed publicly several times.

Jackson: clarifies that Parent is referring to Resolution FY09-07 and Parent position shall be duly noted on the October 22, 2008 minutes.

Jackson: inquires of L. Twining exist as retirement or promotional/transfer.

Responses:

- 1) *Brand:* the interim will be Mary Jo Callan, Director of Washtenaw Community Services; she is available to managers, however her role is not clarified. Callan intends to meet with manager collectively and individually. Jenkins continues to have signing authority as well as Commissioner Seals. Managers are to notify or contact Mary Jo Callan with concerns. Callan is physically located at her Washtenaw County office. Contact information for Callan will be emailed to Levy.
- 2) *Brand:* assures that Parent's position regarding Pear St. will be noted in the October minutes.
- 3) *Jenkins:* L. Twining accepted a promotional transfer to the City of Ann Arbor Customer Service Department as a Customer Service Assistant, located in City Center.

B. Financials – as submitted

Commissioner Questions:

Levy: mentions of Operating Budget: revised 88.96% up from an earlier estimate of 82%, inquires of Jenkins for any know ramifications. Clarifies that Cornellier will attend October meeting.

Responses:

Jenkins: no, Betsy Cornellier will present at the November meeting.

C. Section 8 – as submitted

Commissioner Questions:

Levy: compliments Jenkins continuous delivery of well present and informative reports.

Jenkins: provides a status of S8 department performance regarding recertifications and lease-ups and mentions status of open employment positions and upcoming interviews.

D. PH West & PH East – as submitted

Commissioner Questions:

Jackson: mentions Epps and Williams request to address the board for a state of PH at the November Meeting.

Parent: inquires the schedule for manager presentation at board meeting.

Parent: inquires the vacancy rate for September.

Responses:

Jenkins: clarifies that Cornellier is scheduled for the November meeting and the PH manager are requesting to present as well.

Brand: current vacancy is at 3/10, which has increase to 16 vacancies to date.

E. PH Security Report – as submitted

VIII. ADDITIONAL PUBLIC COMMENTARY – *French:* mentions her gratitude and pleasures as a Miller Manor residents and hopes for improvement amongst management and residents. *Hayes:* mentions her education background and restates her position and support for Miller Manor residents.

IX. ADJOURNMENT - The meeting adjourned at 7:29 p.m.

Commissioner Deborah Gibson, Chair

Elizabeth Lindsley, Executive Director