

# City of Ann Arbor

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



## Action Minutes - Final

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, Gwenyth 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 Wojtowiak, Motion approved 4-0