

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
4 Aug 2008
3:30 p.m.
Conference Room 312, LTBB Government Complex



Closed Session: No

Call to Order: 3:45 p.m.

Roll call: Chairman Ray Kiogima – present, Vice Chairperson – Ken Harrington, - present; Secretary Mike Lyons – present, Commissioner Arlene Naganashe – absent,

Staff present: John Givens, Housing Director

Guests present:

Opening Prayer: Ray Kiogima

.....

John Informed the commission that due to the procedures in place we are required to solicit a minimum of 3 bids for each contracted work allocation on the Mill Street Project.

Motion made by Ken Harrington and supported by Mike Lyons to approve the agenda as amended for the Aug 4th, meeting.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - Vacant

Motion Carried

Motion made by Ken Harrington and supported by Mike Lyons to approve the minutes for the July 14th, 2008 Meeting.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

John Givens Report: LTBB policies require the bidding process include a minimum of three bids; thusly, there will be a need to re-bid the project. The invitation for bids has been sent out and must be received by August 8th, 2008. Contractors include: Spierling Excavating, Gibson Excavating, and Tri-County Excavating.

There is some concern about the number of contractors suitable to complete the geo thermal unit in the area.

There is a substantial preference to have the electrical work and Plumbing contractor to utilize as much labor from the Pellston Schools Vocational Class as possible to perform routine preliminary structural work, (i.e. drilling holes for wires and pipes, carry wire, carry pipes, etc.)

Ray Kiogima inquired as to whether the house could accommodate handicapped? John pointed out that according to the plans we obtained, the house is not an ADA house. If a person did move in who needed a handicap ramp the housing department has programs to help people build these ramps.

The commission discussed the importance of getting this project under way as soon as possible.

The Pellston School Vocational Class also does not finish the drywall.

I.H.S. is going to design and install the drain field. They will use an infiltrator style drain field because of its superior absorption.

It is necessary that work begin by August 18th, and be completed by August 22nd.

The Murray Rd. infrastructure project will begin work on August 25th. H & D are the contractors.

The workgroup is considering to pursue a study to determine whether the existing house at Murray Rd could economically be restored for transitional housing. The commission has concerns regarding whether the combination of the mold, building dilapidation, water problems likely due to a deteriorated foundation, and substandard wiring would make this house unfeasible economically to restore the house.

The Timbuk Trail home near Cheboygan is vacant. The USDA will be contacted to receive the house as Housing will no longer be leasing the house. The house is dilapidated and would not be economically feasible to restore.

Motion made by Ken Harrington and supported by Mike Lyons to Accept the Housing Director's verbal and written report.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Pellston School Project: John Givens should be received the signed and approved copy of the Agreement with Pellston schools by the end of the week. They will need the building supplies soon. We are still waiting for a material bid from Preston Feather Co.

The commission spent time re checking the house plans the commission purchased to insure all items are accounted for in the bids. There is a slight recess at the doorway entrance; the foyer could be bigger if this recess were eliminated. However, some sort of rain overhang would need to be developed.

The commission discussed the Maple Leaf condos of 24 units. Steve Shuman realtor asked the tribe if they wanted to buy these for low rent housing. The commission is considering whether tax credit financing could be utilized to purchase these units. Even assuming arguendo that this could be done; the management of the facility would need to be sub-contracted out or new staff in housing hired. These were originally high-end condo units that were to sell in the 300,000 dollar range.

Motion made by Ken Harrington and supported by Mike Lyons to approve \$68.69 cents to pay for prints of the Housing Plans necessary to finalizing the work the on Mill St. Project.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Motion made by Mike Lyons and supported by Ken Harrington to approve stipend and mileage for Ray Kiogima and Ken Harrington to make a physical inspection of the Mill St. property and conduct necessary staking out of the property required to finalize the preliminary work the on Mill St. Project.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Motion made by Ken Harrington and supported by Mike Lyons to conduct a meeting August 18th, 2008 to review the bids for the Mill St property and organize the project on.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Public Comment open 5:10 pm.

Public Comment closed at 5:12 pm.

Motion made by Mike Lyons and supported by Ken Harrington to adjourn at 5:13 pm.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Date: 8/18/08

Mike Lyons, Secretary/Treasurer