

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
December 7th, 2009
3:30 p.m.
Conference Room 312, LTBB Government Complex

Closed Session: No

Call to Order: 3:35 pm

Roll call: Chairman Ray Kiogima – present, Vice Chairperson –vacant; Secretary Mike Lyons – present, Commissioner Arlene Naganashe – Absent; Commissioner Pat Wemigwase-present; Commissioner Larry Stead-present

Staff present: John Givens, Housing Department Director

Guests present: None

Opening Prayer: Ray Kiogima

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Motion made by Pat Wemigwase and supported by Mike Lyons to approve the agenda for the December 7th, 2009 meeting as amended.

Vote: 4 – Yes, 0 – No, 1 – Absent, 0 – Abstained 0 - Vacant

Motion Carried

Arlene Naganashe Arrives 3:50 pm.

Motion made by Pat Wemigwase and supported by Arlene Naganashe to approve the minutes for the November 2nd, 2009 Meeting.

Vote: 5– Yes, 0 – No, 0 – Absent, 0 – Abstained 0 - Vacant

Motion Carried

Housing Director Report:

Mill Street House: We have received no positive offers on the home located in Pellston on Mill St. Having received no offers we will now pursue renting the home to a tribal Citizen with a 6 month lease. We will continue to pursue the sale of the home. The estimated rent will be 30% of gross income plus utilities. Families will be given first priority. Estimated heating costs for the year should be around \$550-600 due to the thermal heat system installed.

The commission discussed what restrictions should be placed on the rental? For example, smoking, pets, etc. The Housing Director expressed a desire to make the home smoke free to be in line with the anticipated restrictions that will be placed on the Murray Rd

housing in order to attempt to keep rental restrictions consistent. Some people who are already renting are grandfathered in as far as smoking restrictions may apply. The Housing Director also expressed a desire to avoid allowing pets.

New Construction:

The LTBB Housing Department will be constructing a new single family home at our Wah Was Noos Da Ke Tribal Village. This construction will take place starting in the Spring of 2010 and will be funded with ARRA funds. This will be a rental unit. It is anticipated that this home will be placed on Lot 5.

The commission discussed what kind of home should be built here? Duplex, stick built, modular, etc. The Housing Department and Commission is looking at trying to get the most home for the least amount available. The Commission also discussed the prospects of cooperating with the Education Department to try to pursue a summer work project grant to help teach youth a building trade, and utilize this labor to help build the house. The Commission also discussed the possibility of having a local building trades class build the house, and then move the house to Wah Was Noos Da Ke Tribal Village.

Murray Road Construction:

The construction on the Murray Rd site has commenced with foundations being poured on 12-04-2009. Construction is proceeding today but is expected to stop and some point in the near future. The contract with our general contractor, Eagle BCI Construction, allows them to stop construction during the winter months and resume again in the spring. The project is being constructed in an environmentally friendly manner to be able to obtain LEAD certification. Additional LEAD certification points were earned as a result the decision to disallow smoking in the finished units.

The Commission also discussed some previous issues with the design of the housing units; particularly with potential emergency egress concerns from the 2nd floor.

The Commission discussed having a representative at all the Murray Rd work group meetings. Previous Housing Commissioner Ken Harrington was noted as having previously taken up that representation responsibility. The Commission discussed the lack of notice of the ground breaking ceremony for the Murray Rd Housing Development.

The Housing Department has noted that it is anticipated the wait list for the Harbor Springs or Bay Shore low income rentals will be combined. The Housing Department is considering the prospects of hiring an on site maintenance person.

Motion made by Arlene Naganashe and supported by Pat Wemigwase to accept the verbal and written report of the Housing Director, John Givens. Vote: 5– Yes, 0 – No, 0 – Absent, 0 – Abstained 0 - Vacant

Motion Carried

The Commission followed up on its previous inquiry into the situation where a person is income eligible to request assistance from the Housing Department, and thereafter having assistance preliminarily approved the applicant's income changes to such an extent that they would no longer be eligible. The Housing Department will ensure that all applicants will have their income re-evaluated every time assistance was preliminarily approved but before any assistance is granted.

The Commission discussed certain aspects of the Home Improvement Program.

Status of Land Lease. The Housing Department wants to hold a Work Session as soon as possible to go through the Housing Statutes with the Housing Commission. There were previous statutes that have been submitted for revisions, but those revisions were never incorporated.

Motion made by Pat Wemigwase and supported by Arlene Naganashe to conduct a work session on Monday, December 21st, 2009 at room 312 at 3:30 pm to review potential recommendations for revisions to various housing related statutes, and to approve stipend and mileage for all commissioners who want to attend. Vote: 5– Yes, 0 – No, 0 – Absent, 0 – Abstained 0 - Vacant
Motion Carried

The Commission discussed having the election of new officers at the January 4th, 2010 meeting.

Public Comment opens 5:30 pm.

Arlene Naganashe commended Chairman Ray Kiogima for his offer to help with the labor on a tribal members housing needs.

Public Comment closed 5:40pm.

Motion made by Arlene Naganashe and supported by Pat Wemigwase to adjourn at 5:40 pm.
Vote: 5 – Yes, 0 – No, 0 – Absent, 0 – Abstained 0 - Vacant
Motion Carried

The next meeting will be held Monday January 4th, 2010 @ 3:30 pm in room 312.

Date: 1/4/2010

Mike Lyons, Secretary/Treasurer