

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

Closed Session: No

Call to Order: 3:40 pm

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

Staff present:

John Givens is unable to attend due to a staffing shortage in the Housing Department leaving him the only person available in the office today. He will be available by telephone if the commission has any questions.

Guests present:

Opening Prayer: Ray Kiogima

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Motion made by Mike Lyons and supported by Ken Harrington to approve the agenda as amended for the February 2nd, 2009 meeting.

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

Motion Carried

Motion made by Ken Harrington and supported by Mike Lyons to approve the minutes as corrected for the January 5th, 2009 Meeting.

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

Motion Carried

John Givens gave his Executive Housing Director Report via phone conference.

We are making progress on pump house; site plan should be approved within a week by the Planning Dept. The Engineer is John Anderson for this project. The Planning and Zoning Dept. will require the pump house to be on top of hill.

Waiting for approval for the Housing Development sign; the footings will be put in as soon as possible.

Hot water heaters for Elders Housing. Initially they were moved from crawl space to upstairs in closet. There was discussion about the code compliance for the placement of these hot water heaters. Apparently, there was never any final inspection of these hot water heaters. The Housing Department is working to ensure the proper approvals and inspections have been completed and finalized. It would seem to be a formality as the repairs were fashioned in accordance to previous inspections. In the event any of these repairs fail any inspection, the contractor will be obligated to fix them.

There does not seem to be any problems with any of the units at the Elders Housing Development.

There was discussion that Jim Letrell is willing to donate a well at the Mill St Property. It is believed this would likely be eligible for a tax write off.

There is an advertisement in the Newsletter for the Mill St Property; however, there have not been any applicants yet. The house is being sold for \$100,000 dollars; similar housing in the area is currently priced much higher. It is expected that the Housing Department will facilitate the sale of this housing at up to 10,000 dollars above costs that would be used to reinvest in further housing opportunities for Tribal Citizens.

The commission discussed if there were any ways we could make this house more affordable.

Future home building was discussed. It is believed that is it highly unlikely that any funds will be available this year to build any homes due to the financial situation at the present time.

Motion made by Arlene Naganashe and supported by Pat Wemigwase to accept Housing Director John Givens Verbal Report by telephone conference.

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

Motion Carried

The Mill St Property. The building is coming along great. The roof is done; windows installed; wiring done on inside; plumbing and heating work is underway; insulation is underway; and soffit work is almost completed.

The Commission discussed the implications of proposed WOS 2009-XXX to abolish the Housing Commission. The Commission discussed whether there could possibly be any alternatives to complete abolishment of the Commission. There was discussion about the potential adverse impact this could possibly have on the Tribe's continuing efforts to create affordable housing. This is especially important since the progress of the Mill St Property Housing was largely due to the competent work of the several Housing Commission Members. Ken Harrington mentioned that the profits from the sale of the Mill St House would be enough to fund the Housing Commission for another year itself.

The Commission discussed the possibility of reducing meetings and adjusting and/or deferring stipends as an alternative to dissolution.

Ken Harrington discussed his cooperation with the vocational trades class in Pellston that is currently providing the labor for the Mill Street Property. The Instructor of the Vocational Trades class is exceptionally impressed with the work of the Commission and the students. The Commission is pleased with the work of the students, and is proud they have been able to complete this project in a safe manner while being educated.

Ken Harrington announced that he will be providing a hamburger and hot dog gathering for the students of the Pellston Schools Vocational Trades Class at his own residence as a means to say “Miigwech” for their hard work. All the Housing Commissioners and Housing Department Staff are invited to come. Please contact Ken Harrington for more information.

Public Comment open 4:55 pm.

Pat Wemigwase mentioned that he has talked to people who have thought about building a house at the tribal property north of Harbor Springs. He has been told that others have been advised that some people believe that building a home out there is not a good investment because the opportunities to build capital gains equity is extremely limited.

Commissioner Michael Lyons pointed out that the purpose of housing at our tribal housing development is not necessarily to provide a long term investment opportunity; rather, it is to provide affordable housing.

Arlene Naganashe and other commission members discussed the current financial status of the Tribe.

Public Comment closed at 5:05 pm.

A meeting shall be scheduled for March 2nd, 2009.

Motion made by Arlene Naganashe and supported by Mike Lyons to adjourn at 5:05 pm.
Vote: 5– Yes, 0 – No, 0 – Absent, 0 – Abstained 0 - vacant
Motion Carried

Date: 03/2/08

Mike Lyons, Secretary/Treasurer