

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
March 4th, 2013
4:00 p.m.
Conference Room 312, LTBB Government Complex

Closed Session: None

Call to Order: 4:00 p.m.

Roll call: Chairman Ray Kiogima – Present, Vice Chairperson Arlene Naganashe – Present, Secretary Patrick Wemigwase – Present, Commissioner Larry Stead – Present, Commissioner Vacant

Staff present: Executive Housing Director John Givens – Absent; Elders Coordinator Tammy Okuly – Present; Housing Assistant Mike Lyons

Guests present: None

Opening Prayer: Ray Kiogima

Motion made by Arlene Naganashe and supported by Larry Stead to approve the agenda for the March 4, 2013 meeting as written.

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

Motion Carried

Motion made by Arlene Naganashe and supported by Larry Stead to approve the minutes for the February 4, 2013 meeting as written.

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

Motion Carried

Housing Director Report: (presented by Housing Assistant: Mike Lyons)

Mtiigwaakiis Pumphouse Electrical Usage: While most tenants of LTBB Housing Rental units are responsible for their own utilities, the Mtiigwaakiis (Murray Rd.) Unit tenants are charged a pre-set rate for utilities. That nominal charge of \$125 dollars a month has never covered the actual prorated electrical usage of the unit. A pilot study project was undertaken by the Environmental/NRD Department to place a small windmill at the property to generate electricity for the Pumphouse. It was undertaken, in part, to access the feasibility of future windmill projects to provide electricity to the Mtiigwaakiis Housing Development. A brief tentative review of the outcome the electrical usage and savings for the last 6 months is as follows:

<u>Pumphouse Electrical Cost</u>	<u>Amount credited by windmill</u>
Feb 2013 - \$157.54	\$10.46 credited
Jan 2013 - \$155.82	\$11.42 credited
Dec 2012 - \$124.39	\$12.86 credited
Nov 2012 - \$150.00	\$1.44 credited
Oct 2012 - \$83.74	\$7.10 credited
Sept 2012 - \$76.85	\$5.86 credited

Maintenance Personnel: Our regular maintenance Personnel, Richard Wemigwase, is currently out of the office on medical leave. The Housing Department has engaged the services of a part-time temporary worker to handle the snow removal and trash collection for the elders and other light duties at Wah Wahs Noo Da Ke (Harbor Springs) tribal village. The Housing Department has also contracted with a local contractor as needed handyman assistance for repairs to all LTBB Housing Rental Units.

Wah Wahs Noo De Ke Land Contract: The foreclosed land contract located at 3617 Zhou Noong Circle has been re-sold on land contract to a large family.

Vacancies: Currently, there are no vacancies at any tribal housing units. The previous vacancies were accepted by tenants who were on the LTBB Housing Department rental waitlist. Whenever a rental unit becomes available, the LTBB Housing Department contacts the next eligible potential tenant on the waiting list.

Motion made by Arlene Naganashe and supported by Larry Stead to accept the Housing Director report as presented by Housing Assistant Mike Lyons.

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

Motion Carried

Elders Coordinator Report:

Was able to visit Pine Crest in Mackinaw City assisted living facility and some of their units are coming open soon for our tribal members. Also within the next 20 years 1,945 of our tribal citizens will fall into the assisted living category.

Motion made by Arlene Naganashe and supported by Patrick Wemigwase to accept the Elders coordinator verbal report.

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

Motion Carried

FYI:

Patrick was letting the rest of the commission know of the complaint that he received at the state the community building was left in before the Veterans got to use it this past this weekend. The complaint was that the floors were very dirty some of the pots still had food left in the bottom of them (which in turn caused them to mold), also there was still trash in some of the cans.

Ray's thoughts on it were that we should have some kind of log book or maybe we need to draw up a new policy for the community building. One that everyone has to follow, not just a select few, also it should include that whoever has that

building must have some kind of paper work. If they don't have that paper work they don't get into the building, Period.

Will table the **NAHASDA** Rental Operations Policy and Waganakising Odawak Statutes

Public Comment Opens: 5:20 p.m.

Ray was asking about what John wanted us to do about the utilities allowance for the Mtiigwaakiis Tribal Village.

Patrick was explaining that he was asking whether the housing department should lower the amount they pay every month or not (the tenants share of the utilities).

The commission doesn't think that there is enough information to support lowering the amount any more for each of the tenants at Mtiigwaakiis housing development. This decision is based on the information that was in the Housing Directors report from the utility bills from the Windmill and Pumphouse.

Public Comment Closes: 5:30 p.m.

Motion made by Arlene Naganashe and supported by Larry Stead to adjourn at 5:40 P.M.

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

Next meeting is on April 1st, 2013 @ 4 p.m. in Conference Room 312 at the LTBB Government Complex

Date: 3/04/13


Patrick Wemigwase, Secretary

Minutes approve on April 1st, 2013.