

Minutes
WARREN HOUSING COMMISSION
Stilwell Manor – Stilwell Recreation Room
26600 Burg Road · Warren, Michigan 48089

Minutes of the Regular Meeting of the Housing Commission
Thursday, November 7, 2024 at 6:00 p.m.

Anyone wishing to submit questions about the business address at this meeting, or request a virtual meeting link to accommodate a disability, may do so by contacting the Senior Housing Office at (586) 758-1310 or sending an email to svclark@cityofwarren.org or sgorgis@cityofwarren.org.

1. Call to Order 6:00pm

2. The Pledge of Allegiance

3. Roll Call

Chairman Ken Kaercher	Present	Councilperson Melody Magee	Present
Secretary Thomas Miller	Present	City Attorney Laura Sullivan	Present
Commissioner Debra Ladensack	Absent	Director of Maintenance Kevin Yaden	Present
Commissioner Curtiss Ostosh	Present	Director of Administration Sean Clark	Absent
Commissioner Jerry Burden	Present	Deputy Director of Administration Sara Gorgis	Present

4. Approval the Agenda

- a) Approval of the agenda for the Thursday, November 7, 2024, Regular Meeting.

Motion to approve the agenda by Burden, support by Ostosh, motion passed 4-0

5. Approval of the Minutes

- a) Approval of the Minutes from the Thursday, September 12, 2024, Regular Meeting.

Motion to approve the minutes by Ostosh, support by Burden, motion passed 4-0

6. Staff Report

- a) Receive and File Staff Report dated November 4, 2024.

Motion to receive and file by Miller, support by Burden, motion passed 4-0.

7. Old Business

8. New Business

- a) Recommendation to award ITB-W-1333 PAINTING SENIOR HOUSING APARTMENTS, to Look Professional Painting, LLC, in the amount not to exceed \$59,886.00 for a one-year period, with the option to extend for two (2) one-year periods.

Motion to approve by Burden, support by Miller, motion passed 4-0.

Miller	yea
Ostosh	yea
Burden	yea
Kaercher	yea

- b) Recommendation to approve Emergency Purchase Order 2529276, for Duct Cleaning, to Sani-Vac Service, Inc., in the amount not to exceed \$2,750.00.

Motion to approve by Burden, support by Miller, motion passed 4-0.

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Miller yea
Ostosh yea
Burden yea
Kaercher yea

- c) Recommendation to approve Emergency Purchase Orders 2529297, for Apartment Repair from C314 Damages, to US Painting and More, LLC, in the amount not to exceed \$2,500.00.

Motion to approve by Burden, support by Miller, motion passed 4-0.

Miller yea
Ostosh yea
Burden yea
Kaercher yea

- d) Recommendation to approve Emergency Purchase Orders 2529298, for Carpet Cleaning, to Centurion Service, Inc., in the amount not to exceed \$2,000.00.

Motion to approve by Burden, support by Miller, motion passed 4-0.

Miller yea
Ostosh yea
Burden yea
Kaercher yea

- e) Recommendation to approve Emergency Purchase Orders 2529299, for Biohazard Cleaning, to Elite Trauma Clean Up, Inc, in the amount not to exceed \$3,384.55.

Motion to approve by Burden, support by Miller, motion passed 4-0.

Miller yea
Ostosh yea
Burden yea
Kaercher yea

9. Audience Participation

Members of the audience who would like to address the Housing Commission may do so under the Audience portion by filling out the audience form located on the kitchen counter. Each audience member may speak once and up to five (5) minutes per Commission meeting under the audience portion. Commissioners will not respond to any questions or comments during the audience participation.

Tweedlie (B105): Early this year I started coming to these meeting, because of bed bugs. I see the obstacles and barriers that staff here face. Mostly due to residents having bad attitude. Please participate, invite your neighbors, to attend meetings and events that are offered. In addition, renters insurance is a good idea to get.

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Curtis (S234): I would like to see parking signs higher in the parking lot, as well as signs for guest parking. When there are events going on here and outside people come and park in our lot we do not have parking. Can we have maps for parking?

Bossenberry (A306): Is this a public meeting? Shouldn't questions be answered right away? Did get there raise.

Nowak (S228): Elevator breaking down all the time. What is the future solution from keeping these elevators from breaking down? The online website shows that an efficiency is \$328 can I get a refund. The courtyard benches placement in JC are placed by the sewer shouldn't they be placed by the cement.

10. Staff Comments

Gorgis: I want to thank all the volunteers for helping out during Gleaners and Focus Hope. Gina and Trish did a great job decorating for the Halloween party.

Yaden: I wanted residents to be aware that B building front camera is still down. We are waiting to purchase new equipment. We anticipate things will be up and running soon.

11. Commission Comments

Ostosh: It is getting cold and residents are smoking inside their apartments. Is there a way we can find out whose smoking in the building, because we can smell it. We all signed a policy and residents are not following.

Kaercher: The elevators get periodically checked and have to pass inspections regularly. If they are more than 50 years old, we can possibly look further into that. Sara Gorgis put together a great Halloween party thank you.

12. Councilperson Comments

13. Adjournment 6:45pm

Motion to adjourn by Miller, support by Ostosh, motion passed 4-0.

Signed:

Thomas Miller

Date: 1/9/2025

Thomas Miller, Secretary