

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

Regular Meeting of the Housing Commission
Thursday, March 13, 2025 at 6:00 p.m.

1. Call to Order **6:03 P.M.**

2. The Pledge of Allegiance

3. Roll Call

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

4. Approval the Agenda

- a) Approval of the agenda for the Thursday, March 13, 2025, Regular Meeting.
Motion to approve agenda by Ladensack, support by Burden, motion carried 5-0.

5. Approval of the Minutes

- a) Approval of the Minutes from the Thursday, January 9, 2025, Regular Meeting.
Motion to approve minutes by Miller, support by Ladensack, motion carried 5-0.

6. Staff Report

- a) Receive and File Staff Report dated March 11, 2025.
Motion to receive and file by Burden, support by Ladensack, motion carried 5-0.

Occupancy rate is 99.73%, only 1 vacant apartment. Easter Brunch pot luck scheduled for 10:00 AM on Easter Sunday. The St. Patrick's Day Party was a huge success, 65 people attended we served corned beef sandwiches. The next Senior Health Care Seminar is Wednesday, May 7, 2025, Dr. Terry Ozog will present on "Diminished Hearing and Dementia, Treating One to Avoid the Other." Starting Tuesday, March 18, we will be providing SMART transportation services from Stilwell. On April 4th, we are hosting a Veterans' Coffee Hour, starting at 10:00 A.M. Pastor Curtiss and Sean Clark attended the Macomb County Regional Housing Plan – Community & Housing Needs Assessment Kick-Off Meeting today. CDBG projects are getting ready to start, with the boiler upgrades and ADA bathroom upgrades.

7. Old Business

8. New Business

- a) Recommendation to award ITB-WHC-2501 FIRE EXTINGUISHER REPLACEMENT, to AFFORDABLE FIRE PROTECTION, in the amount not to exceed \$8,961.00.

Motion to award ITB-WHC-2501 FIRE EXTINGUISHER REPLACEMENT, to AFFORDABLE FIRE PROTECTION, in the amount not to exceed \$8,961.00 by Ladensack, support by Ostosh, motion carried 5-0.

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

Kaercher – yea

- b) Recommendation to approve JOHNSON CONTROLS PROPOSAL for MAKE UP AIR UNITS REPLACEMENT AND UPGRADE, in the amount not to exceed \$54,531.12.

Motion to approve JOHNSON CONTROLS PROPOSAL for MAKE UP AIR UNITS REPLACEMENT AND UPGRADE, in the amount not to exceed \$54,531.12 by Burden, support by Ostosh, motion carried 5-0.

Burden – yea

Ostosh – yea

Ladensack – yea

Miller – yea

Kaercher – yea

- c) Batch approval of Citywide awarded bid Contracts.

Motion to approve Citywide awarded bid contracts by Ladensack, support by Ostosh, motion carried 5-0.

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

Kaercher – yea

9. Audience Participation

Val Tweedlie (B105) – Thank you for the 3-paragraph explanation in March's newsletter regarding bed bugs. By doing this you help to de-stigmatize the perception and false-shame. Please do so regarding cockroaches as well. Suggestion to update lease about parameters of infractions, i.e. X-amount of lease violations equals Notice to Quit.

Chris Kurek (S230) – How much did we pay for landscaping, flowers, and who will upkeep? Would like to see umbrellas and shade for the table in the courtyard. Doors for the laundry room need to have automatic openers. Do we still have security?

10. Staff Comments

11. Commission Comments

Ladensack – Would like to see new residents attend the meetings, please spread the word. Received reports of residents potentially poisoning the squirrels. Tim from Humana was promoted, and we will have a new representative.

Burden – Had a chance to tour the retention basin, which should alleviate the flooding problems we've experienced. Suggests all residents purchase renters insurance. Requested the new Police Chief to speak at Stilwell concerning senior fraud.

Ostosh – Smoking is still a problem. Nights and weekends is the worst. People smoking marijuana.

12. Councilperson Comments

Magee - I dropped off a poster for Sean in the office explaining the help provided by the United Way and #211. There is a lot of assistance that can be provided through their services. We are starting our budget process in April, so if you have any questions please feel free to reach to Councilman Newnan or myself with questions.

13. Adjournment

6:38 P.M.

Motion to adjourn by Ladensack, support by Ostosh, motion carried 5-0.

Signed:

Thomas Miller

Date: 5/8/2025

Thomas Miller, Secretary