

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

Regular Meeting of the Housing Commission
Thursday, May 8, 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	<i>absent</i>
Secretary Thomas Miller	<i>present</i>
Commissioner Debra Ladensack	<i>present</i>
Commissioner Curtiss Ostosh	<i>present</i>
Commissioner Jerry Burden	<i>present</i>
Councilperson Melody Magee	<i>present</i>
City Attorney Jennifer Pierce	<i>present</i>
Director of Maintenance Kevin Yaden	<i>present</i>
Director of Administration Sean Clark	<i>absent</i>
Deputy Director of Administration Sara Yousif	<i>present</i>

4. Approval the Agenda

a) Approval of the agenda for the Thursday, May 8, 2025, Regular Meeting.

Motion to approve agenda by Ladensack, support by Burden, motion carried 4-0.

5. Approval of the Minutes

a) Approval of the Minutes from the Thursday, March 13, 2025, Regular Meeting.

Motion to approve minutes by Ladensack, support by Ostosh, motion carried 4-0.

6. Staff Report

a) Receive and File Staff Report dated May 2, 2025.

Motion to receive and file by Burden, support by Ladensack, motion carried 4-0.

7. Old Business

8. New Business

a) Motion to award RFQ-WHC-2502 MISC. HVAC, PLUMBING, AND ELECTRICAL SUPPLIES, to PINE SUPPLY CORP in the amount not to exceed \$13,991.56, for a one-year term **by Ladensack, support by Burden, motion carried 4-0.**

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

- b) Motion to award ITB-WHC-1506 HOT WATER HEATERS & VALVES, to KIJERO, LLC in the amount not to exceed \$19,410.42, for a one-year term **by Burden, support by Ostosh, motion carried 4-0.**

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

- c) Motion to award ITB-W-1472 for FURNISH APPLIANCES, to GREAT LAKES SUPPLY, in the amount not to exceed \$53,268.00, for a one-year term **by Ladensack, support by Burden, motion carried 4-0.**

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

- d) Motion to award ITB-W-1477 for FURNISH FIRE PANEL TESTING & REPAIR SERVICES, to CONTI CORPORATION, in the amount not to exceed \$37,725.00, for a three-year term **by Ladensack, support by Ostosh, motion carried 4-0.**

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

- e) Motion to award ITB-W-1457 for FURNISH FIRE SUPPRESSION SYSTEM INSPECTION & REPAIR SERVICES, to AFFORDABLE FIRE PROTECTION, in the amount not to exceed \$96,721.50, for a three-year term **by Ladensack, support by Ostosh, motion carried 4-0.**

Ladensack – yea

Ostosh – yea

Burden – yea

Miller – yea

9. Audience Participation

Evelyn Sargen (342) Wants to thank the maintenance staff for taking over housekeeping.

Steven Cobb (B302) This time last year my balcony door has been locked, can we get a chain that way I can open the door or get a discount on rent.

Shirley Crumley (B201) I am very happy about the bus transportation here. Also, when can the hallways be painted?

Donna Vaughn (C329) My refrigerator motor constantly makes a loud noise. When do you replace appliances?

Arlene Breseler (B217) People have more than one car, or flat tire and don't care to move.

Kathy Thanos (128) The back gate is a problem it's hard to open and close can this be removed.

Marianne Barkume (B226) What percentage of rent increase will we have in the year 2028. Can we get a regular mail person instead of having different substitutes all the time.

Maurice Phillips (B119) What is the rent increase protocol? One point the rent increase was frozen. Who can we ask to get a freeze on rent. And when is the parking going to get painted.

Diane Detlof (B221) Parking is a problem some people have 3 vehicles here on the lot with no sticker.

10. Staff Comments

Yaden—For safety we have those balcony doors locked to keep you safe.

Donna I will visit your apartment tomorrow to look at your refrigerator.

Marianne we cannot tell what the rent will be in 2028.

We are working on it with those residents that have more than one vehicle on the lot or have unoperable vehicles.

11. Commission Comments

Ladensack – The bus transportation has been a big success.

Burden – Want to thank Trish and Robert for volunteering their time at the Easter Brunch.

Ostosh – Smoking is still a problem. HUD has a good protocol when it comes to smoking can we use a detector to monitor who is smoking.

Miller- If anyone needs resources or to connect with the Veterans office please contact me.

12. Councilperson Comments

Magee - Anyone is welcome to attend the Mayor's community meetings or attend council meeting if they have questions or concerns. I know we just went over the budget and we spoke about the rent increase, but water, electric.... prices have increased and we have to keep up with those costs.

13. Adjournment

7:04 P.M.

Motion to adjourn by Ladensack, support by Ostosh, motion carried 4-0.

Signed:

Thomas Miller

Date: 7/10/2025

Thomas Miller, Secretary

