



Port Huron Housing Regular Commission Meeting

Port Huron Housing Commission

Tuesday, April 29, 2025 at 6:00 PM EDT to Tuesday, April 29, 2025 at 7:00 PM EDT
905 Seventh Street. Port Huron Michigan 48060

Agenda

I. Roll Call

Presenter: Executive Director

Present

President Scott R. Urmey, Commissioner(s) Natacha Hayden and Tyler Moldovan

Also

Executive Director James A. Dewey, Deputy Executive Director/Legal Corporation Counsel
Gregory T. Stremers, Financial Manager Suzanne Ward and Program Assistant Specialist
Anne Landschoot

Absent

Vice President Dale Hemmila and One open position

II. Public Comment for anything on the Agenda

Presenter: President Urmey

- Please limit your comments to one time, 5 minute speaking opportunity for only items listed on this agenda.

III. Presentation/Communication

PHHC Designated Housing Plan Renewal

IV. Agenda Changes:

Additions:

Changes:

V. Approval of Consent Agenda

Presenter: President Urmey

- Minutes of Regular and Public Hearing Meeting held on March 18, 2025
- Balance Sheet, Statement of Operating Income and Expenses and Budget vs. Actual Expense
- Section 8 Utilization Report
- Tenant Account Receivable Report
- Occupancy/Vacancy Reports

- Elderly/Disable Service Report
- Ross Grant Report
- Capital Fund Report

A. Consent Agenda Quarterly Reports and Due Dates

- Reports Due January, **April**, August, October
 - **Investment Report**
- Reports Due March, **June**, September, December
 - **Quarterly Maintenance Report**
 - **Five Year Quarterly Report**

VI. Financial Reports:

A. Public Housing General Fund Cash Disbursement and Wire Transfers

Presenter: President Urmy

- Cash Disbursements
- Wire Transfer

B. Section 8 Cash Disbursement

Presenter: President Urmy

C. Account Submitted for Write Off Approval

Presenter: President Urmy

D. CFP (Capital Fund Project) Obligation/Expenditure Status (E-LOCC)

Presenter: President Urmy

- Discussion only

VII. Monthly reviews, reports and approvals to consider

Presenter: Executive Director

A. Review of the Written Report of the Director

Presenter: Executive Director

B. Travel and Training

Presenter: Executive Director

1. NAHRO Summer Symposium

Dates: July 16-18, 2025

Location: New York City, New York

Cost: Early Bird \$645.00 (May 14, 2025)

Attending:

C. Approval of Contracts

Presenter: President Urmy

1. Maintenance RFP Bid Summary letter

Recommending: Kone Elevator Systems

Summary provided by: Buckley, Belcher & Company LLC

Representative: Mat Morgan

2. Desmond - Peru Ventilation Fan Replacement

Change order # 2

TMA Electric

Original Bid: \$62,000.00

Change order No. 1: \$7,980.00

Change order No. 2: \$4,633.33

New Suggested Total Cost: \$74,613.33

D. Miscellaneous

Presenters: President Urmy, Executive Director

1. Items Removed from Consent Agenda

2. Financial Review

Presenter: Suzanne Ward, Financial Manager

VIII. Unfinished Business

Presenter: Executive Director

- None

IX. New Business

A. Resolution

Presenter: President Urmy

- None

X. Public/Open Comment for all items NOT listed on the agenda

Presenter: President Urmy

- Please limit your comments to one time, 5 minute speaking opportunity for only items NOT listed on this agenda

XI. Open Board Discussion

Presenter: President Urmy

XII. Adjournment

Presenter: President Urmy

- Next meeting May 20, 2025 at 6:00 PM