

PLYMOUTH HOUSING COMMISSION  
REGULAR MEETING, JANUARY 27, 2021

The regular meeting of the Plymouth Housing Commission was called to order at 5:07pm. Due to COVID-19, the meeting was held remotely.

PRESENT Commissioners Alimpich, Johnson, Pugh, Scherer and President Lowe

MINUTES After discussion, it was moved by Comm. Johnson and seconded by Comm. Pugh to approve the Minutes of the Regular Meeting on 9/28/20 and the Special Meeting on 10/5/20.

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

FINANCIAL REPORTS After review, it was moved by Comm. Pugh and seconded by Comm. Scherer to approve the Financial Reports for TCM, LLC. for September thru December 2020, as presented.

(TCM, LLC.)

(Sep - Dec 2020)

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

(RAD) After review, it was moved by Comm. Pugh and seconded by Comm. Scherer to approve the Financial Reports for RAD Replacement Reserve for September thru December 2020, as presented.

(Sep - Dec 2020)

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

(HCV/Sec 8 Program) After review, it was moved by Comm. Alimpich and seconded by Comm. Scherer to approve the Financial Reports for HCV/Sec Program for September thru December 2020, as presented.

(Sep - Dec 2020)

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

(Business Activity)  
(Sep - Dec 2020)

After review, it was moved by Comm. Pugh and seconded by Comm. Johnson to approve the Financial Reports for the Business Activity Account for September thru December 2020, as presented.

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

COMMUNICATION  
(See File)

1. Email from City of Plymouth - 12/22/20
2. Email from Grants Solutions (HUD) - 1/4/21
3. Press Release from Wayne County - 1/11/21
4. Email from HUD Inspector General - 1/12/21

REPORTS OF THE DIRECTOR  
(Resolution - Approve  
TCM Utility Allowance)

After review, it was moved by Comm. Scherer and seconded by Comm. Alimpich to approve the Utility Allowance for Tonquish Creek Manor for FYE 3/31/22, as presented.

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

(Resolution - Approve  
TCM Market Rent)

After review, it was moved by Comm. Johnson and seconded by Comm. Pugh to approve the Market Rent for Tonquish Creek Manor for FYE 3/31/22, as presented.

AYES: Alimpich, Johnson, Pugh, Scherer and President Lowe

NAYES: None Motion Carried

(Resolution - Approve  
Revision to Criminal  
Policy)

After review, it was moved by Comm. Alimpich and seconded Comm. Scherer to approve the Revision to the Criminal History Policy, as presented.

AYES: Alimpich, Pugh, Scherer and President Lowe

NAYES: Johnson Motion Carried

(Capital Improvements  
Financing Proposal)

The Director & CEO discussed capital improvements needed at Tonquish Creek Manor. The PHC has been working with Cornerstone Architects and Phoenix Contracting to determine the items of work needed. The Board was presented with a scope of work and cost estimates for these improvements. The CEO recommended that PHC provide the financing to TCM and an amortization schedule for this loan was presented to the Board for review. A draft of the contract with Phoenix Construction, along with a final financing schedule will be presented to the Board at the next meeting to review, discuss and obtain approval to move forward with the capital improvements.

(Section 8 Update)

The Director gave an update on the status of the Section 8 Program, including the effects of COVID on the staff and HCV clients.

(TCM, LLC Update)

The Director gave an update on the status of Tonquish Creek Manor, LLC, including the effects of COVID on the residents at Tonquish Creek Manor. The Board asked the Director to reach out to Wayne County Health Department to see if COVID vaccinations could be administered to the residents and staff directly in the building.

REPORT OF COMMITTEES

Nothing to report.

UNFINISHED BUSINESS

Nothing to report.

NEW BUSINESS

Nothing to report.

ADJOURNMENT

The regular meeting was adjourned at 6:21pm. The date for the next remote meeting is scheduled for March 17, 2021.