

PUBLIC CONSERVATOR/HOUSING ADHOC COMMITTEE MEETING

June 9, 2021 9:00 a.m.

Howard Male Conference Room

COMMISSIONERS PRESENT: Marty Thomson, Chair  
Robert Adrian, for Don Gilmet  
Dave Karschnick

OTHERS PRESENT: Tammy Sumerix-Bates, Executive Manager  
Thea Lucas, Home Improvement Director  
Nicki Janish, Public Conservator  
Kim Elkie, Administrative Assistant

INFORMATION ITEM: Thea Lucas, Home Improvement Director, informed the Committee she has no new projects to present at this time, although she does have several projects in the pipeline. She finalized two mortgages earlier this week, on Monday. The contractors sign their contract after a 3-day waiting period.

INFORMATION ITEM: Ms. Lucas told the Committee she has received an extension from MEDC. The original deadline of June 30 to expend their funds has now been extended until the end of the August. Concern was voiced by Commissioner Adrian about the timeline of approving applications at the July meeting and having the money spent by the end of August. Thea was encouraged to request an extra meeting of this Committee should she find it necessary to move projects along and she agreed with this plan.

INFORMATION ITEM: The Home Improvement Director presented the following bills to be paid:

Mileage for Thea Lucas	\$13.60
Garant's Office Supplies	\$19.62

Moved by Commissioner Adrian and supported by Commissioner Karschnick to approve to pay the invoices as presented. Motion carried.

INFORMATION ITEM: Thea presented an update on the 2016 Program Income Report. After a collective deep dive of when the reporting changed from MSHDA to MEDC, \$28,141.00 is due back to the State, who has reviewed and agrees with this amount. Consensus was to hold off paying the amount while Nicki Janish and Thea run reports and verify available funds. The reporting will be completed this week. Commissioner Thomson communicated his willingness to hold an extra meeting for

this Committee before the July meeting, if it is necessary or would be helpful.

INFORMATION ITEM: Discussion was held regarding having to hold funds until July 1 and always spending money from the previous year, making financial accounting very difficult. Suggestion was made to meet with Treasurer Ludlow and discuss keeping the funds in separate accounts to better delineate available resources.

INFORMATION ITEM: The Committee discussed the cumulative amount of mortgage loans currently being held by the Home Improvement Program that are in deferment and the subsequent impact on the Program.

INFORMATION ITEM: Thea informed the Committee she needs a new desktop computer for the office as the one she has now is blacking out daily. She contacted the IT Department. A PC including keyboard and mouse is \$925.00. It was suggested she had available funds in her legal fees line item that could be requested to transfer to equipment line item.

Moved by Commissioner Adrian and supported by Commissioner Thomson to approve transferring \$925.00 from #276-703-807 Legal Services to Equipment line for the purchase of a new desktop PC for the Home Improvement office, as presented. Motion carried.

INFORMATION ITEM: The Home Improvement office received a complaint letter regarding a roof that was installed in 2012. The loan has been in deferment since 2012. The complainant is requesting a reduction in his loan amount. The roof has been inspected by Mike Kieliszewski and found to be in very good condition. Commissioner Thomson requested Ms. Lucas to prepare a letter to the homeowner and he will sign.

Motion by Commissioner Karschnick and supported by Commissioner Adrian to have the Home Improvement Director prepare a letter, to be signed by Chairman Thomson, to the homeowner in this situation that Alpena County will not reduce his loan amount regarding his roof complaint. Motion carried.

INFORMATION ITEM: Tammy Sumerix-Bates requested the Home Improvement Director to have all the mortgage discharges copied/scanned in the Commissioners' Office for permanent file and going forward to have all bids to be opened in the Commissioners' Office as well, per protocol.

INFORMATION ITEM: The Home Improvement Director shared with the Committee that she recently had a radio interview with WCAM. She has also been contacted by WBKB for a phone interview about the program.

INFORMATION ITEM: Thea received the new Housing Preservation Grant (HPG) application yesterday from Rural Development. The deadline is July 7. She was informed by Tammy Sumerix-Bates it will need to be presented to the Finance Committee on June 16.

INFORMATION ITEM: Nicki Janish, Public Conservator, thanked the Committee and the IT Department for the new laptop she received after her request to this Committee last month. She appreciates the support of the Committee. She will try to assist with the HP Grant.

Motion to adjourn by Karschnick, support by Thomson. Motion carried. The meeting adjourned at 10:23 a.m.

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Marty Thomson, Chairman

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Kim Elkie, Administrative Assistant