

**MINUTES**  
**SPECIAL MEETING OF THE MIDLAND CITY HOUSING COMMISSION**  
**MONDAY, FEBRUARY 9, 2015, 3:00 P.M.**  
**333 W. ELLSWORTH STREET**  
**CITY COUNCIL CHAMBERS ROOM**  
**MIDLAND, MICHIGAN**

**1. Roll Call**

PRESENT: Burgess, Mortensen, Garchow, Loose, and Wright

ABSENT: None

OTHERS

PRESENT: Grant Murschel, Community Development Planner; Lori Jung, Assistant Manager of Senior Housing; and eighteen (18) others.

**2. Community Development Block Grant Funding Applications**

Jennifer Chappel, Executive Director for Midland County Habitat for Humanity, presented the three requests from her agency. The first was for the land acquisition at 311 Sam Street. Wright questioned whether dioxin remediation will be needed at 311 Sam Street. Chappel explained that she will do some research on this and set up the necessary procedure if it is required; the remediation should not be at the expense of Habitat for Humanity. The second was for the two critical home repairs as part of the organization's Neighborhood Revitalization Initiative. The third was a joint application between Habitat for Humanity and Midland Area Homes for the collaborative roofing initiative; Chappel was joined by Nancy Money, Executive Director of Midland Area Homes. Both organizations receive a large amount of requests for roofing repair or replacement needs. MAH will handle the intake and assessment portion, Habitat for Humanity will take care of the financial management and reporting requirements. Mortensen's question was answered that all beneficiaries will be properties within the city of Midland.

Money presented the two other requests from MAH. MAH is the Housing Assessment and Resource Agency for Midland County and, as such, the agency serves as the central intake for the county for persons needing any form of housing assistance. In the past, and as proposed, MAH will utilize CDBG funding with other funding sources to best meet the needs of the clients it serves for home repair and accessibility improvements. Those who qualify for either program will need to be 50% of area median income or less. Money answered Mortensen's question that all funding is anticipated to be utilized in the current year.

Julie Nunn, Executive Director of Cancer Services, presented the organization's request. Her organization serves the nonmedical needs and expenses of persons with cancer. The proposed grant will be used for transportation costs and other financial assistance for city of Midland residents. Nunn answered Wright's question in that approximately 500 people per year as served through Cancer Services.

Beverlee Wenzel, Executive Director of the ROCK Center for Youth Development, presented her organization's request for after-school program funding. The CDBG funding would be used to subsidize the rates to participate in the program for students who are city-residents and from low-income households.

Jill Nylander, Executive Director, presented the request by Legal Services of Eastern Michigan. She explained that the requested funding is proposed to be used for 10 tests within the city during the program year. The testing will target low-income census tracts.

Rob Worsley, Director, presented the request by Midland Community Former Offenders Advocacy and Rehabilitation. He indicated that his program has had great success through the funding provided by CDBG in the current year. The proposal is to continue the CDBG assistance to assist his organization in providing work, housing and other types of entitlement assistance to former offenders. Currently, in Midland County the rate of recidivism is less than seven percent, much lower than the state average. MCFOAR is currently working with The Legacy Center for Community Success to better track the successes of the organization. Worsley answered Garchow's question by indicating that former offenders have a very difficult time finding work since many companies limit how soon after someone has been convicted of a crime can be hired. His organization has had success recently with placing clients into positions at Cintas and Quad Graphics.

Elaine Popovich, Director of Operations, presented the request by Reece Endeavor. She explained that her request is the same as in previous years for Dial-A-Ride bus ticket booklets. She indicated that the exchange of tickets between her and the organization's clients provides a pleasant and positive relational experience. Reece Endeavor currently has 73 tenants within thirty-six homes, 35 of which are in the city of Midland.

Susan Love, New Initiative Coordinator, presented the request by West Midland Family Center for the Family Ties program. She explained that staff at both Eastlawn and Carpenter schools make referrals to the program. Parents must show a commitment to be involved in order to participate. The program works to keep families, whom are at risk of separating, together. It is anticipated that ten families will benefit from this program, similar to recent years.

Nicki Smith, Executive Director, presented the request for safety and security improvements at the facility of Safe and Sound Child Advocacy Center. She explained that the project requested will provide additional security cameras within and on the exterior of the facility. The cameras will link to an intercom system which will allow employees to see who is at the door of the facility before letting the visitors in. \$1,000 of Safe and Sound's own funds are proposed to be used towards this project.

Janine Ouderkirk, Executive Director of Shelterhouse, presented the organization's request for seal-coating and other maintenance to the facility's parking lot. She presented many photos that illustrated the type of cracking and decay that is taking place. Mortensen wondered what the life expectancy for these kind of repairs, Ouderkirk did not have an exact time. Wright indicated that repairs like this might only last a couple of years and that it might appear that the parking lot condition might be in need of more than maintenance.

Susan Putnam, Executive Director, presented the request by Big Brothers Big Sisters of the Great Lakes Bay Region for the proposed parking lot improvement project. She indicated that she has been working with Fisher Contracting in order to prepare the proposal. The vast majority of funding is used for programming to meet the needs of the children the organization works with; as such, little is left over for capital maintenance projects.

Captain Brian Goodwill, of The Salvation Army of Midland, presented his organization's request for the replacement of the boiler. The replacement is part of an ongoing project to modernize and improve the HVAC system within the organization's facility. Garchow commented that a boiler failure can have catastrophic effects on a building if the pipes freeze.

Trudy Laufer, Executive Director, presented the request for Cleveland Manor. She explained that the funds will be used to complete accessibility renovations to three units at Cleveland Manor I. This portion of the facility was built in 1968 and has not received a substantial upgrade in its lifetime. In order for the facility to stay marketable and functional, these renovations are necessary to provide additional accessibility and modern touches. The CDBG funding would be potentially leveraged with a \$500,000 AHP grant through the Federal Home Loan Bank of Indianapolis.

Lori Jung, Assistant Senior Housing Manager, presented the two requests from Washington Woods. The first request is for upgrades to the facility's walk-in refrigerator in the kitchen. The compressor and coils are in need of replacement. With replacement additional efficiencies are expected. The second request is for a backflow preventer for the east side's fire suppression system. The need for this piece of equipment was discovered during the replacement of the water lateral this past year. Jung confirmed that the tub cut-out program has been completed during the current year.

Murschel reviewed the potential availability of funds for the upcoming year. He indicated that approximately \$255,000 could be available to program towards the proposed projects.

### **3. Future Meeting Date**

a) March 7, 2016 – Regular Meeting - RESCHEDULED

Murschel indicated that a couple members will not be able to make it to the meeting on March 7 and that the meeting should be rescheduled to a different date. This meeting is necessary to review the CDBG applications for the 2016-17 year and the PILOT proposal for Bracken Woods. He will send out a Doodle poll to determine when the best date and time.

### **5. Adjournment**

The meeting was adjourned by Chairman Loose at 5:10 p.m.

Respectfully submitted,



Grant Murschel, Community Development Planner

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