

**MINUTES OF A REGULAR SCHEDULED
HOUSING BOARD OF COMMISSIONERS MEETING
Wednesday, May 17, 2023**

Meeting was called to order at 9:09 a.m.

PRESENT: Terrance Manuelito, Chairperson Daniel Grover, Board Member
 Karen Breit, Secretary Patricia Kakazu, Board Member

ABSENT: Leslie Ramczyk, Board Member Renee DeBrot, Board Member

ALSO PRESENT: Jean Thayer, Executive Director
 Lorraine Gouge, TGB

APPROVAL OF AGENDA with changes

Motion made by Patricia Kakazu, seconded by Daniel Grover.
Motion carried 3-0-0

APPROVAL OF REGULAR MEETING MINUTES OF April 19, 2023 with corrections

Motion made by Daniel Grover, seconded by Patricia Kakazu.
Motion carried 3-0-0

ATTORNEY – Jean informed the Board that she signed the contract with Shauna Coons as the Attorney for Housing, effective May 15, 2023. Shauna currently has standing meetings on Wednesdays. We will try to do Zoom meetings with Shauna monthly.

TRIBAL COUNCIL – Lorraine stated that TGB is looking at doing 10 – 12 tiny homes, but still looking for sites. Discussion on rules for eligibility for future residents.

Discussion on drug testing being conducted by the health center for employees and potentially testing prospective tenants.

Jean informed everyone that Jennifer Johnson has been appointed to the Pardon & Forgiveness Committee. The Pardon & Forgiveness Committee cannot forgive debt. The tenants are provided with an estimate of damage amounts and when the work is done the actual amount is posted to their ledger.

Individual Development Accounts – We have the 25 families from Akikaandag participating in this program. 2025 will be the 15 year conveyance date for these homes. The next group will be our tenants who are over 80% Area Median Income. What was the purchase price of the Akikaandag houses?

Discussion on “Families helping families” when they get out of treatment. Some families don’t want to help for fear of being evicted if something happens regarding that family member. Test the unit prior to the family member moving in temporarily and after moving out. Family member testing during their stay. MOU for HIPPA to share test results with Housing.

LAW ENFORCEMENT REPORT – Report submitted and read.

ADMINISTRATIVE REPORT – JEAN THAYER, EXECUTIVE DIRECTOR

- Malcolm Johnson has been selected for the audit. They will be here sometime in June.
- Cranberry Marsh House/College House. TGB wants to deduct the money they spent to rehab the college house from the appraised amount of the Cranberry Marsh house. The Cranberry Marsh house appraised at \$264,500. The tribe spent \$109,405.40 rehabbing the college house using CARES Act money. If this is the case, we would receive \$155,094.60. I questioned the legality of this. If they used CARES Act monies, can they be "reimbursed"? It's not actual money changing hands. Jim said we will talk about this after May 22nd.
- Met with TGB regarding the wage increases for the Housing staff. While in the meeting, they asked about increasing the rents. Not a drastic increase, but more than the 9% we use. We are the lowest in Indian country. Maybe 2% a year.
- Jean received an e-mail from Greg at Woodstone. Getting close to being in trouble. Won't be able to pay their subs if we don't get the pay apps paid. As of today, we owe \$936,447 Pay Apps 15, 16 & 17. Forwarded to RTHawk and Ben Shockey, Raymond James.
- Jean contacted Faith Smith and Rose Gokee asking if it would be ok to have Kip and Sharon do presentations to the elders about the work order process and elder safety. They agreed and thought it was a good idea. It was suggested that Jean contact Ellen Martin and Mona Ingerson also. We need to reach as many elders as possible.
- Lorraine asked about the condition of the 16-Plex. Jean responded that there are some funds, but not likely there will be enough to fully renovate the property. The roof was recently done. The windows will likely be replaced with this round of funding, Hopefully the siding, depending on funds.

Other Reports; Financial, Waiting List, Housing Management Services
 (10:00 a.m. – Walk-in requests of tenants)
 No walk-ins at 10:04 a.m.

EXECUTIVE SESSION

Motion made by Daniel Grover, seconded by Patricia Kakazu to go into Executive Session at 10:17 a.m.

Motion carried 3-0-0

Motion made by Patricia Kakazu, seconded by Daniel Grover to leave Executive Session at 10:35 a.m.

Motion carried 3-0-0

NEW BUSINESS

- Rent Increases – Talked about 2% increase, incrementally over a series of years to be determined, until the desired amount of rent is achieved. These details need to be defined. Jean will provide a rationale for proposed rent increase.
- Executive Director Evaluation – At the next meeting or a Special Meeting? Provide the Board with the evaluation forms.
- Positive Pay - Tabled

OLD BUSINESS

- Strategic Planning – Tabled

INFORMATION SHARING

NEXT REGULAR meeting date Wednesday, May 17, 2023

MOTION TO ADJOURN

Motion made by Daniel Grover, seconded by Patricia Kakazu to adjourn at 11:20 a.m.
Motion carried 3-0-0



Karen Breit
Lac Courte Oreilles Housing Authority Board of Commissioners