

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, December 17th, 2024

Order of Business:

- 1) Pledge of Allegiance
- 2) Roll Call
- 3) Public Comment – 5 minutes per person
- 4) Approval of Agenda
- 5) Approval of Meeting Minutes November 19th, 2024
- 6) Reports
 - A. Financial Report
 - B. Executive Director's Report
 - C. Resident Advisory Committee Report
 - D. Additional Committee Report – None
- 7) Acknowledge/Approval of bills
- 8) Unfinished Business
 - A. Review CFP 2025-2029 funds spending
- 9) New Business
 - A. Generator proposals
 - i. Gas hookup vs Propane
 - B. Capitalization Policy
 - C. Rails for pool table
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting– January 21, 2025 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday November 19th, 2024
Ontonagon Village Housing Community Room

Pledge of Allegiance

Roll Call - A regular meeting of the Ontonagon Village Housing Commission was called to order at 5:15 PM by Board President Rich Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday November 19th, 2024. Present were Robert Seid, Rich Ernest, Danielle Reath and Dot Phillips. Absent was Sylvia Lehto. Also present was Secretary Karen Jackson.

Public Comment – None.

Approval of Agenda – Motion was made by R Seid, supported by D Reath, to approve the agenda as presented. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by R Seid, supported by D Reath, to approve the meeting minutes for October 15th as presented. All voting aye, motion carried.

Financial Report – Motion was made by D Reath, supported by D Phillips, to accept the financial reports as presented and place them on file. All voting aye, motion carried.

Executive Directors Report –

- I will meet with the resident advisory committee to see about scheduling the Christmas Party. They may be a little short on money in the account but it will replenish over the winter. If by summer it is still low they may need to decide if they want a picnic or a Christmas Party.
- We sold the pickup for \$4,100.00
- Anderson Tackman is performing our Audit as we speak. I have not been made aware of any issues but we will see once the report is issued.

Motion was made by D Phillips, supported by D Reath, to accept the director's report as presented. All voting aye, motion carried.

Resident Advisory Committee Report – None

Additional Committee Report – None

Acknowledgment/Approval of Bills – Motion was made by R Seid, supported by D Reath, to acknowledge and approve the Expenditures for the month of November, Aye- R Seid, D Reath, R Ernest and D Phillips. Nay-none, motion carried.

Unfinished Business

- Reviewed the CFP funds for 2025-2029.

New Business.

- Motion was made by R Ernest, supported by R Seid, to accept the proposal from Stops Heating and Cooling for \$17,340 plus \$250 if permits are needed, to install a Mini split system in the community room. Aye – R Ernest, R Seid, D Reath and D Phillips, nay – none, motion carried.
- Motion was made by R Seid, supported by R Ernest, to rescind the acceptance of the proposal for the Mini Splits and table it until more information is gotten on the natural gas furnace. All voting aye, motion carried.
- Motion was made by R Ernest, supported by D Phillips. To check on installation of a force air furnace and the price of water heaters and follow up with Semco. All voting aye, motion carried.
- Motion was made by D Reath, supported by R Seid, to purchase a TV for the community room. Aye – D Reath, R Seid, D Phillips and R Ernest, nay – none, motion carried.

Commissioners Comments – None

Next Meeting date – December 17th, 2024 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Phillips, supported by D Reath, to adjourn the meeting at 6:15 PM.

Chairperson

Date

Secretary

Date

Financial Report As of November 30, 2024			
Financial Account balances			Total
Citizens State Bank - Checking	0.00%	\$63,320.37	Citizen \$81,810.37
Citizen Security Deposit Trust acct	0.00%	\$18,490.00	
ICS Citizen Account	3.85%	\$743,666.30	
Miners Money Market	1.30%	\$51,915.10	\$51,915.10
Total of financial accounts		\$877,391.77	
Capital Funds Available			
Capital Funds 2023		\$0.00	
Capital Funds 2024		\$112,588.85	
Total Capital funds available		\$112,588.85	
Total funds available		\$989,980.62	
Income			
Rent collected		\$24,427.00	\$30,560.37 to balance
Security & Pet deposit		\$326.00	
Storage sheds-Gazebo		\$140.00	
Excess utility charge		\$159.58	
Late fee/Bank charges		\$0.00	
Community room		\$200.00	
stamps		\$0.00	
Misc		\$0.75	copies
Misc		\$197.10	MML dividen
laundry Machines		\$593.33	
Pop Machine		\$341.18	Balance \$329.52
Resident Advisory account		\$0.00	Balance \$176.57
Damge to unit, landfill		\$75.43	
sale of pickup		\$4,100.00	
interest		\$2,404.35	
eLOCCS draw of Operating funds		\$9,902.50	
eLOCCS draw CFP 2023			
operating funds 2021		\$177.00	
Total income		\$42,867.22	
Total Expenses		\$28,311.62	
Net Income		\$14,555.60	

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 5 Months Ended November 30, 2024

	1 Month Ended	5 Months Ended		
	<u>November 30, 2024</u>	<u>November 30, 2024</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 24,176.00	\$ 120,610.20	\$ 275,000	\$ 154,389.80
3120 - Tenant Revenue - Excess Utilities	180.57	1,067.18	2,000	932.82
3690 - Tenant Revenue - Tenant Charges	<u>130.00</u>	<u>815.66</u>	<u>1,500</u>	<u>684.34</u>
Total Tenant Rental Revenue	24,486.57	122,493.04	278,500	156,006.96
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	<u>9,902.50</u>	<u>60,055.00</u>	<u>125,000</u>	<u>64,945.00</u>
Total HUD PHA Grant Revenue	9,902.50	60,055.00	125,000	64,945.00
Other Revenue				
3190 - Nondwelling Rental Revenue	200.00	400.00	1,000	600.00
3610 - Interest Income	2,404.35	13,115.85	24,000	10,884.15
3690.1 - Other Revenue	1,131.61	4,439.96	9,000	4,560.04
3690.2 - Gain/Loss-Disposal of Fixed Assets	<u>4,100.75</u>	<u>4,100.75</u>	<u>0</u>	<u>(4,100.75)</u>
Total Other Revenue	7,836.71	22,056.56	34,000	11,943.44
Total Operating Revenue	\$ 42,225.78	\$ 204,604.60	\$ 437,500	\$ 232,895.40
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 4,118.83	\$ 19,720.20	\$ 52,984	\$ 33,263.80
4130 - Legal Expense	0.00	0.00	1,000	1,000.00
4140 - Staff Training	0.00	0.00	250	250.00
4150 - Travel Expense	210.38	278.05	250	(28.05)
4170 - Accounting Fees	653.50	2,367.50	5,750	3,382.50
4171 - Auditing	0.00	1,945.00	5,500	3,555.00
4182 - Employee Benefits - Admin	333.10	3,361.77	8,052	4,690.23
4185 - Telephone/Internet	110.41	552.01	1,350	797.99
4190.2 - Membership Dues and Fees	150.00	150.00	200	50.00
4190.3 - Admin Service Contracts	26.07	4,355.63	4,750	394.37
4190.4 - Office Supplies	0.00	203.14	500	296.86
4190.5 - Other Sundry Expense	84.55	999.88	2,000	1,000.12
4190.6 - Advertising	<u>0.00</u>	<u>39.00</u>	<u>150</u>	<u>111.00</u>
Total Administration	5,686.84	33,972.18	82,736	48,763.82
Tenant Services				
4220 - Tenant Services - Other	<u>0.00</u>	<u>450.00</u>	<u>900</u>	<u>450.00</u>
Total Tenant Services	0.00	450.00	900	450.00

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 5 Months Ended November 30, 2024

	1 Month Ended	5 Months Ended		
	<u>November 30, 2024</u>	<u>November 30, 2024</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	1,622.08	9,788.93	28,600	18,811.07
4320 - Electricity	4,300.23	21,949.49	65,000	43,050.51
4340 - Propane	0.00	507.00	850	343.00
Total Utilities	<u>5,922.31</u>	<u>32,245.42</u>	<u>94,450</u>	<u>62,204.58</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,502.00	21,522.95	56,303	34,780.05
4420 - Materials	994.58	5,469.74	17,000	11,530.26
4430.01 - Garbage Removal Contracts	790.49	3,907.50	10,000	6,092.50
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.05 - Landscape & Grounds Contracts	0.00	0.00	1,000	1,000.00
4430.06 - Unit Turnaround Contracts	0.00	0.00	1,000	1,000.00
4430.07 - Electrical Contracts	0.00	0.00	1,500	1,500.00
4430.08 - Plumbing Contracts	0.00	0.00	1,000	1,000.00
4430.10 - Janitorial Contracts	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	446.90	1,000	553.10
4433 - Employee Benefits - Maint.	343.13	4,491.39	9,840	5,348.61
Total Ordinary Maint. & Oper	<u>6,630.20</u>	<u>35,838.48</u>	<u>100,143</u>	<u>64,304.52</u>
General Expense				
4510 - Insurance	2,180.58	10,671.42	30,000	19,328.58
4520 - Payments in Lieu of Taxes	1,505.00	7,525.00	20,000	12,475.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
4570 - Bad Debt - Tenant Rents	0.00	0.00	200	200.00
Total General Expense	<u>3,685.58</u>	<u>18,196.42</u>	<u>52,200</u>	<u>34,003.58</u>
Total Routine Expense	<u>21,924.93</u>	<u>120,702.50</u>	<u>330,429</u>	<u>209,726.50</u>
Non-Routine Expense				
Extraordinary Maintenance				
Total Extraordinary Maintenance	0.00	0.00	0	0.00
Casualty Losses-Not Cap.				
Total Casualty Losses	0.00	0.00	0	0.00
Total Non-Routine Expense	0.00	0.00	0	0.00
Total Operating Expenses	<u>21,924.93</u>	<u>120,702.50</u>	<u>330,429</u>	<u>209,726.50</u>
Operating Income (Loss)	<u>\$ 20,300.85</u>	<u>\$ 83,902.10</u>	<u>\$ 107,071</u>	<u>\$ 23,168.90</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 5 Months Ended November 30, 2024**

	1 Month Ended	5 Months Ended		
	<u>November 30, 2024</u>	<u>November 30, 2024</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	<u>8,415.00</u>	<u>42,075.00</u>	<u>95,000</u>	<u>52,925.00</u>
Total Depreciation Expense	<u>8,415.00</u>	<u>42,075.00</u>	<u>95,000</u>	<u>52,925.00</u>
Capital Expenditures				
7530 - Admin Equipment	<u>0.00</u>	<u>19,000.00</u>	<u>0</u>	<u>(19,000.00)</u>
Total Capital Expenditures	<u>0.00</u>	<u>19,000.00</u>	<u>0</u>	<u>(19,000.00)</u>
Other Financial Items				
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>
 HUD Net Income (Loss)	 <u>\$ 16,200.10</u>	 <u>\$ 60,801.35</u>	 <u>\$ 107,071</u>	 <u>\$ 46,269.65</u>
GAAP Net Income (Loss)	<u>\$ 11,885.85</u>	<u>\$ 41,827.10</u>		

ONTONAGON VILLAGE HOUSING COMMISSION

MANAGEMENT DISCUSSION AND ANALYSIS

June 30, 2024

(Continued)

BUSINESS - TYPE ACTIVITIES

Table 2

CHANGE IN NET POSITION

	<u>Year Ended June 30,</u>	
	<u>2024</u>	<u>2023</u>
Revenues:		
Program revenues:		
Charges for services	\$ 285,783	\$ 268,104
Program grants and subsidies	140,642	400,864
General revenues:		
Other revenues	11,243	14,694
Unrestricted investment earnings	<u>24,780</u>	<u>7,989</u>
Total revenues	<u>462,448</u>	<u>691,651</u>
Program Expenses:		
Operating expenses	<u>413,050</u>	<u>387,810</u>
Total expenses	<u>413,050</u>	<u>387,810</u>
Change in net position	49,398	303,841
Net position - beginning of period	<u>1,563,449</u>	<u>1,259,608</u>
Net position - end of period	<u>\$ 1,612,847</u>	<u>\$ 1,563,449</u>

Total revenues for the Commission were \$462,448 for the year ended June 30, 2024 compared to \$691,651 for the year ended June 30, 2023. The Commission's average unit months leased on a monthly basis had increased slightly during the current year. In addition, HUD operating funds and capital funding grants had decreased during the current year. The Commission depends on HUD operating and capital grants to assist in covering its operating expenses. The increase in operating expenses was largely due to an \$8,039 increase in utilities, a \$6,294 in general expenses, a \$3,866 increase in administrative expenses, and a \$14,640 increase in depreciation offset by a \$7,603 decrease in maintenance expenses.

Directors Report

- Flooring for the laundry room has been purchase and the work is to begin shortly after the first of the year. The space will be out of order for approx. 2 weeks. Notice will be given to the residents as soon as possible
- Several residents are, and have been feeding squirrels, chipmunks and birds by throwing the food on the ground and on the cement need the doorway. I would like to put in place a rule about no feeding wildlife unless it is in a feeder made for that purpose and is up off the ground.
- The public hearing will be posted to take place at the February 18th meeting on the CFP 2025 funds and the revised Capitalization Policy.

Bills for December 2024			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$395.14	landfill \$110.95 (paid by resident), Gas \$98.42, office \$29.96, Auto \$15.31, material \$140.50
Auto	Waste Management-Dumpster	\$115.32	dumpster
	Total	\$510.46	
	<u>Expenses to Approve</u>		
9875	Anderson Tackman	\$3,255.00	final payment on audit
9876	Hancock Bottling	\$262.00	
9877	Patriot Disposal	\$675.00	
9878	Housing Authority Accounting	\$278.50	
9879	U Save Ace Hardware	\$95.30	
9880	Ontonagon Telephone	\$110.83	
9881	Krist Oil Company	\$65.97	
9883	Ontonagon Water Service	\$1,866.46	
9884	Keweenaw Power & Lite	\$16,942.50	1/2 down on generator
echeck	UPPCO	\$6,468.02	
	Total	\$30,019.58	
	<u>Employee Expense-Gross</u>		
9873	Karen Jackson	\$1,807.00	11/16/24 to 11/30/24 (70 hrs)
9885	Karen Jackson	\$1,807.10	12/01/24 to 1/15/24 (70 hrs)
	Payroll taxes	\$276.48	for the month
9874	Billy Marks	\$2,169.44	11/16/24 to 11/30/24 (82, 4 OT hrs)
9886	Billy Marks	\$2,087.88	12/01/24 to 12/15/24 (80, 3 OThrs)
	Payroll taxes	\$325.68	for the month
	Total	\$8,473.58	
Grand Total - Expenses		\$39,003.62	
	<u>Non-expense items</u>		
9882	Aflac	\$251.94	individual policy
	Total	\$251.94	

This is the items to complete with HUD funding in 2025-2029.									
Items	2024	Cost	2025	2026	2027	2028	2029	No	
operations	XX	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
flooring	XX	\$ 16,650.00			\$ 15,000.00		\$ 15,000.00		
flooring for laundry	XX	\$ 1,500.00							
add water to the garage					\$ 3,000.00				
add light row to community room	XX	\$ 250.00							
add (move) light switch for patio lights	XX	\$ 100.00							
fix heat in community room-minisplit	XX	\$ 10,000.00							
generator	XX	\$ 30,000.00							
Hot water heater					\$ 2,000.00		\$ 2,000.00		
replace stoves in FG and SP							\$ 15,000.00		
Refrigerators Stainless steel or white									
2012 and older - 12		\$ 12,000.00							
2013 - 15			\$ 15,000.00						
2014 - 14				\$ 14,000.00					
2015 - 5					\$ 5,000.00				
2016 - 8						\$ 8,000.00			
replace bathroom fans					\$ 12,000.00				
have 8 or more foot trees planted					\$ 5,750.00				
car ports							\$ 64,000.00		
remodel kitchens in Cane Court - stoves			\$ 81,500.00	\$ 85,000.00	\$ 50,000.00	\$ 20,000.00			
convert last 4 bathrooms showers									
redo baseboard trim in Cane Court									XX
add fold down shelf in kitchen CC									XX
insulated blinds/shades for the units						\$ 12,000.00			
ADA toilets (25 or so left to replace) (\$250)					\$ 6,250.00	\$ 9,000.00			
medicine cabinets (\$150)									
plug-in in the pantry CC									XX
sitting area in Cane Court circle									XX
Basketball hoop									XX
Landscaping							\$ 3,000.00		
New garbage cans			\$ 1,500.00						
reverse osmosis water filter									XX
snow block around entry way									XX
3rd smoke shack									XX
TV for large community room			\$ 1,000.00						
outside storage building with indiv. Units						\$ 50,000.00			
narrow shelving for FG SR pantry					\$ 1,500.00				
planters for FG & SR							\$ 1,000.00		
Total cost		\$ 71,500.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00		
Funds available		\$ 137,166.00							
Budget line 1480 -		\$ 102,500.00							
Budget line 1410 - Administration		\$ 2,500.00							
Budget line 1406 - operations		\$ 32,166.00							



Keweenaw Power & Lite
19666 Campus drive
Hancock, MI. 49930
(906) 481-8020

SCOPE LETTER / PROPOSAL

Proposal To:	Karen Jackson	Project Name:	Ontonagon Village Housing Commission Generator
Date:	11/14/2024	Project Location	100 Cane Ct. Ontonagon, MI 49953
Phone:	906-884-2258	Bid Valid Until:	30 days
Email:	ontvilhc@villageofontonagon.org		

Following is our proposal on the above-mentioned project and scope of work as listed below:

45KW Generac Standby Generator Installation of Generator and Transfer Switch

Specific Inclusions:

- 1) 45KW Generator
- 2) 400amp Automatic Transfer Switch
- 3) Electrical Permit
- 4) Trenching and backfilling
- 5) PVC wiring methods
- 6) Cement generator pad
- 7) Battery
- 8) Oil and Battery heater winterization kit
- 9) Start-up and training
- 10) Install a new 400 amp transfer switch next to main panel in garage electrical room
- 11) Provide backboard/racking as needed for new transfer switch
- 12) Provide surge protection for main panel
- 13) Provide interlock wiring from main panel to transfer switch
- 14) Generator to sit about 30' +/- from the garage
- 15) Gas installation
- 16) Prevailing wages
- 17)

Specific Exclusions:

- 1) Utility fees
- 2) Cutting / patching / painting
- 3) LP tank
- 4) Tree clearing for the generator

45KW Generator:

\$ 33,885.00

Electrical work as described above.

Acceptance Signature: _____

Authorized Signature / Keweenaw Power & Lite: _____

Marty Hammerstrom



Powerhouse Generator Service

25753 Spoke St.
Michigamme Mi 49861
906-631-8552
pwrhousegenerators@gmail.com

INVOICE
INV0195

DATE
10/19/2024

BALANCE DUE
USD \$34,250.00

BILL TO

Ontonagon Village Housing Commission

100 Cane Ct.
Ontonagon, Michigan
49953
9068842258
ontvilhc@villageofontonagon.org

DESCRIPTION	RATE	QTY	AMOUNT
Install Generac 45KW 120/240 single phase generator/Propane, install Generac 400 amp service rated transfer switch, state of Michigan electrical permit, five year Generac warranty, Wi-Fi capable, group 26R 12 V battery, all labor and materials necessary to complete LP gas piping, and electrical connections to generator, bring electrical service up to current national code for generator installation, Delivery, startup, training, tax Included	\$34,250.00	1	\$34,250.00

Hello Karen, This generator will run the whole building, because of the layout of the existing electrical room. There is not enough room to put any more electrical equipment on the wall. I did not include a concrete pad with the job but if you would like me to do that, it would be an additional thousand dollars. If you plan on doing this project, I would have to get an underground feed from the existing electrical room to the concrete pad before the ground freezes. I do have the generator in stock along with the transfer switch. I also coordinate the scheduling with the Electrical inspector and Uppco once the job is put in motion. The job will take one day to do the transfer switch, in which the power will be shut off so I can do the rewiring. The other day will be hooking up the

DESCRIPTION	RATE	QTY	AMOUNT
-------------	------	-----	--------

propane and the electrical feed from the transfer switch.
Please let me know if you have any questions, thanks Mike.

If you do move forward with the project, I would need 50%
down before the project starts and the other 50% would due
the day of the completion.

Payment Info

TOTAL	\$34,250.00
-------	-------------

BY CHECK

BALANCE DUE	USD \$34,250.00
-------------	-----------------

Powerhouse Generator Service

OTHER

Please make checks payable to:
Powerhouse Generator Service
25753 Spoke St.
Michigamme, MI 49861

NORTHLAND ELECTRIC DS INC

P.O. BOX 155 – 108 WILCOX ROAD
WHITE PINE, MI 49971
TELEPHONE: 906/885-5526
FAX: 906/885-5182

PROPOSAL

Date: November 6, 2024

To: Ontonagon Village Housing Commission

Work to be performed at: 100 Cane Ct. Ontonagon Michigan

We hereby propose to furnish materials and perform the labor necessary for the completion of:

Generac Generator Installation

All material is guaranteed to be as specified, and the above work to be performed in accordance with any drawings and/or specifications submitted for the above work for the price of: **\$36,385.00**

Price Includes:

- *State Electrical Permit & Coordination with UPPCo
- *Generac 45KW 120/240 Single Phase Generator
- *400 Amp Transfer Switch
- *LP Gas Piping and Electrical Connections
- *Startup & Training
- *Concrete Pad
- *Trenching

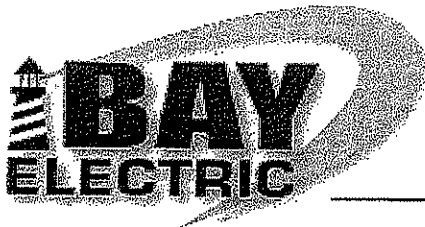
Price Does Not Include:

- *LP Gas Piping

Any alternations or deviations from above specifications involving extra costs will be executed only upon written approval and will become an extra charge over and above the proposal. All agreements are contingent upon accidents or delays beyond of control.

This proposal is valid for 30 days.

Respectfully submitted: Dennis Husar
Dennis Husar, Vice President
Northland Electric DS Inc.



PHONE (906) 482-8784

FAX (906) 482-8304

www.bayelectricinc.com

48643 Banfield Ave. P.O. Box 297 Dollar Bay, Michigan 49922

PROPOSAL

November 19, 2024

To: Karen Jackson / Executive Director
ontvilhc@villageofontonagon.org

Re: Ontonagon Housing Commission
Administration Building Generator
100 Cane Court, Ontonagon, MI 49953
Bay Electric Proposal No. 124334

Thank you for the opportunity to provide you with the following proposal. We are quoting the electrical work as follows:

Items Included In Our Proposal:

- Use taxes, electrical permit, and utility company coordination
- Davis Bacon wages
- Electrical work per the Request for Quote dated October 21, 2024 to supply, install, and wire a backup generator for the administration building:
 - (1) 45KW 120/240v single-phase propane Kohler generator
 - (1) 400-amp service rated Kohler automatic transfer switch
 - (1) Concrete generator pad
 - Battery charger and block heater
 - All associated conduits and wiring
 - Generator startup and owner training
 - Generator LP piping
- Work to be completed by April 30, 2025

Items Not Included In Our Proposal:

- Utility company fees (if required) are not included
- LP tank and fuel provided by owner

Base Bid Price:	\$	44,600.00
Price for State Plan Review Drawings (if required):	\$	6,000.00

We appreciate the opportunity to provide you with this proposal and look forward to working with you. If you have any questions, please call me at (906)482-8784.

Sincerely,
Jack Juppe
Estimator / Project Manager

CAPITALIZATION POLICY

The Ontonagon Village Housing Commission adopts the following capitalization policy for the purpose of determining, distinguishing and recording materials and non-expendable equipment and personal property purchased or acquired in connection with the development, management, and maintenance of public housing developments owned or operated by this Authority.

Definitions

Capitalization Equipment

"Capitalized Equipment" is defined as equipment purchased or acquired by the Housing Commission with a value of \$500.00 or more which is/are not physically attached to Commission property and the anticipated life or useful value of said equipment and/or property is anticipated to be more than one year.

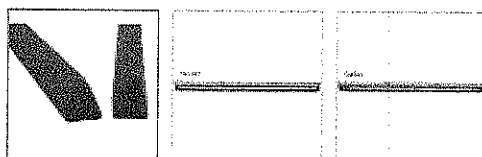
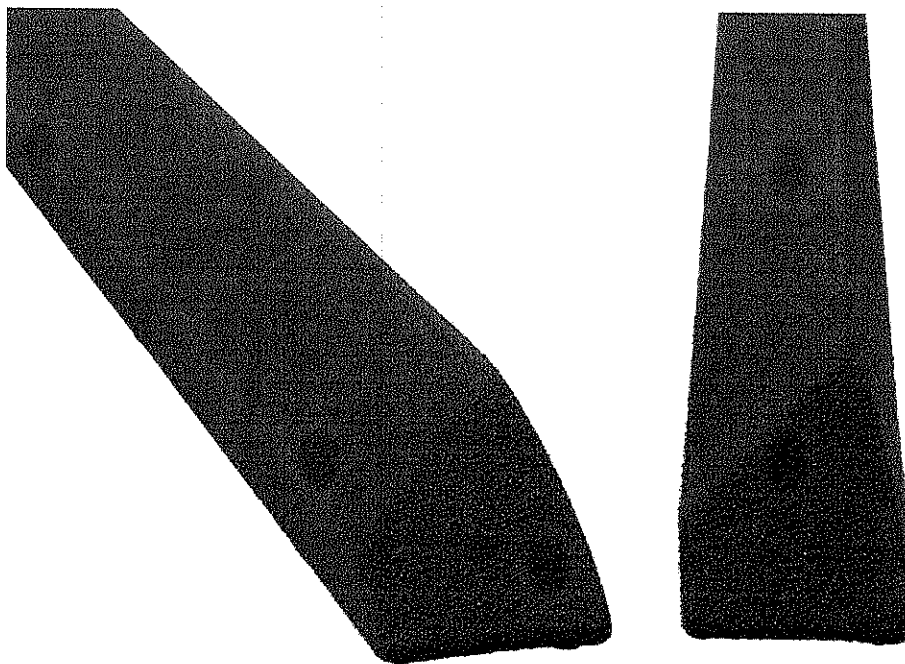
Non-Capitalized Expendable Equipment and Supplies

"Non-Capitalized Expendable Equipment" is defined as equipment purchased or acquired by the Housing Commission for less than \$500.00 which is/are not physically attached to Commission Property.

- A. If the initial cost of a piece of equipment and/or other personal property is Five Hundred Dollars (\$500.00) or more and the anticipated life or useful value of said equipment or property is more than one (1) year, with the exception for the following: stoves, refrigerators, washer and/or dryers the same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure.
- B. If the initial cost of the piece of equipment and/or personal property is less than Five Hundred Dollars (\$500.00) or its useful life is less than one (1) year regardless of cost, the same shall be treated and recorded as materials or inventory and charged to maintenance, administration, or tenant service expense.
- C. The Executive Director, or the Executive Director's designee, is authorized and directed to determine whether each piece of equipment or other personal property that is acquired by the Housing Commission in connection with the development, management and maintenance of the properties owned or operated by the Housing Commission, shall be classified as material or non-expendable, as defined in the preceding sections. The Executive Director is further directed to ensure that the determination is documented in the appropriate records of the Housing Commission and retained for the information and guidance of its personnel and for audit purposes.

Home / Pool Table Accessories / Pool Table Repair and Maintenance / Pool Table Parts / Covered Rails for Valley Tables

COVERED RAILS FOR VALLEY TABLES



COVERED RAILS FOR VALLEY TABLES

SKU: TPVRAILC

★★★★★ 36 Reviews

22 Questions \ 22 Answers

Now \$313.00 ~~\$350.00~~

You Save \$37.00 (11%)

In stock

STYLE:*

GET 5% OFF

Choose a selection...

