

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday August 19th, 2025
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 Vice-President Robert Seid at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday August 19th, 2025. Present were Robert Seid, Sylvia Lehto, and Dot Phillips, absent was Rich Ernest and Danielle Reath. Also present was Secretary Karen Jackson.

Public Comment – None

Approval of Agenda – Motion was made by D Phillips, supported by S Lehto, to approve the agenda as presented. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by S Lehto, supported by D Phillips, to approve the meeting minutes from July 15^h as presented. All voting aye, motion carried.

Financial Report – Motion was made by R Seid, supported by S Lehto, to accept the financial report as presented and place on file. All voting aye, motion carried.

Executive Directors Report –

- Picnic went well, there were less attending than normal.
- This is from PHADA (public housing authorities directors association) which we now have a membership. Legislative update: Notice PIH 2025-20, some of the most concerning provisions include those requiring HAs to now classify rental income and other revenue sources as “program income”. In Notice PIH 2025-20, HUD dictates that such program income **must be expended first before operating subsidy**. Under current law congress has granted HAs the ability to accumulate reserves for larger projects. Requiring program income to be spent first will eliminate any interest or other earned income, which will mean HAs do not get to keep any of that money. This creates disincentives for HA to be entrepreneurial. Similarly, it will create counterproductive incentives for HAs to spend more money, more quickly, so they can access their operating funds.
- I have provided a copy of the estimated cost to heat and run the Administration building.
- Generator has been installed, just needs to do the final hookups
- The gas line is installed.
- Our MML liability insurance went from \$23,903 to \$24,400 due to an increase in property value of \$427,284 (4%) and a small increase in rates.

Motion was made by S Lehto, supported by D Phillips, 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 S Lehto, supported by D Phillips, to acknowledge and approve the Expenditure for the month of August, Aye – S Lehto, D Phillips and R Seid. Nay-none, motion carried.

Unfinished Business

- Motion was made by S Lehto, supported by D Phillips, to approve an increase of up to \$2,000 to the bid received by Stops Heating in November 2024 to install a Mini-Split in the Community Room to provide heating and cooling. Aye – S Lehto, D Phillips and R Seid, Nay – none, motion carried.
- Motion was made by D Phillips, supported by S Lehto, to accept the bid from Burke Construction for the Kitchen remodeling project. Aye – D Phillips, S Lehto and R Seid, nay- none, motion carried.

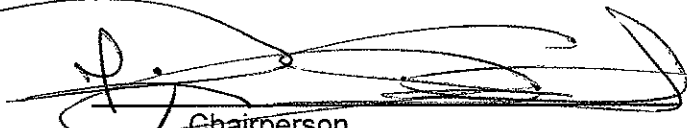
New Business.

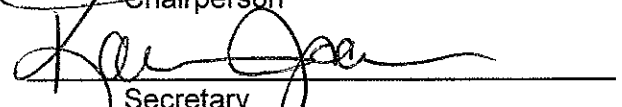
- The board requested that the ED see who other businesses use as Tec support before we accept the proposal from REMC1 SupportNet.
- Motion was made by D Phillips, Supported by S Lehto, to give the ED permission to dispose of the bike that was left here as she see fit as it is not property of Village Housing.
- Motion was made by S Lehto, supported by D Phillips, to accept Dusty Linder's bid to cut down 4 trees that are dead or a wind hazard. Aye – S Lehto, D Phillips and R Seid, nay – none, motion carried.
- Motion was made by R Seid, supported by D Philips, to accept the proposal from Halonen Landscaping to plant 9 - 10 foot trees throughout the complex. Aye – R Seid, D Phillips and R Seid, nay – none, motion carried.
- Motion was made by D Phillips, supported by S Lehto, to sign the contract to purchase 400 gallons from Settlers Coop at the price of \$1.52 per gallon. Aye – D Phillips, S Lehto and R Seid, nay – none, motion carried.

Commissioners Comments – none

Next Meeting date – September 16th, 2025 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Phillips, supported by R Seid, to adjourn the meeting at 6:16 PM.


Chairperson


Secretary

SEPT. 16, 2025
Date

9-16-2025
Date