

**Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, May 19th, 2026**

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 April 21st, 2026
- 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. Executive Director Review
- 9) New Business
 - A. Public Hearing
 - i. Budget
 - ii. Procurement Policy
 - B. Resolution 2026-07 Approval of FY 2027 Budget
 - C. Resolution 2026-08 Approval of Revised Procurement Policy
 - D. Resolution 2026-09 Disposal of stoves
 - E. Smoking Policy
 - F. Bid for tree Removal
 - G. Approval to purchases items not eligible with Capital Funds
 - i. Garbage Cans \$ 1500⁰⁰
 - ii. Water cooler \$ 1270
 - iii. Gutter guards \$ 600
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting June 16th, 2026 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday April 21st, 2026
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 April 21st, 2026. Present were Rich Ernest, Danielle Reath and Robert Seid. Absent but listening via telephone was Sylvia Lehto. One position is currently open due to the passing of Jim Kangas. 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 D Reath, supported by R Seid, to approve the meeting minutes from March 24th as presented. All voting aye, motion carried.

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

Executive Directors Report –

- CFP funding for 2026 is \$143, 827. We will probably be able to add new stoves for Fred Glaser and Spence Ross.
- Cabinets are done. We will have to do a walk through before final payment is made.
- It ended up costing about 2, 000 in lawyer fees to evict plus about 1,500 in owed rent and other costs. Individual has until Wednesday to get his personal property, or it will be disposed of as we see fit.
- New computers are installed in my office, and the resident one should be installed this week.

Motion was made by R Seid, 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 Expenditure for the month of April, Aye – R Seid, D Reath and R Ernest. Nay-none, motion carried.

Unfinished Business –

- The preliminary Budget was presented for review
- Revised Procurement Policy was presented for review

New Business.

- Executive Director Performance Evaluation was given to each member for completion

Commissioners Comments – Board member Jim Kangas has passed away. The village has been notified that his position will need to be filled.

Next Meeting date – May 19th, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by R Ernest, supported by R Seid, to adjourn the meeting at 5:30 PM.

Chairperson	Date
Secretary	Date

DRAFT

Financial Report As of April 30, 2026

Financial Account balances

Citizens State Bank - Checking	0.00%	\$71,778.06
Citizen Security Deposit Trust acct	0.00%	\$20,062.00
ICS Citizen Account	3.50%	\$823,365.00
Miners Money Market	1.30%	\$52,880.15

Total of financial accounts **\$968,085.21**

Capital Funds Available

CFP funds 2026		\$143,827.00
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Total Capital funds available **\$143,827.00**

Total funds available **\$1,111,912.21**

Income

Rent collected	\$26,922.00	\$28,551.93
Security & Pet deposit	\$100.00	
Storage sheds-Gazebo	\$100.00	
Excess utility charge	\$209.77	
Late fee/Bank charges		
Community room stamps	\$40.00	
Misc	\$30.35	\$27.35 resident damage.
laundry Machines	\$635.00	
Pop Machine	\$318.81	Balance \$1,394.16
Snack Machine	\$196.00	Balance (\$1551.56)
Resident Advisory account		Balance \$176.57
interest	\$2,371.02	

eLOCCS draw of Operating funds	\$6,344.00
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eLOCCS draw CFP 2025	\$27,105.00
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Total income **\$64,371.95**

Total Expenses **\$57,941.54** \$30,000 to Burke Construction, 2 months water bills

Net Income **\$6,430.41**

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 10 Months Ended April 30, 2026**

	1 Month Ended	10 Months Ended	BUDGET	VARIANCE
	<u>April 30, 2026</u>	<u>April 30, 2026</u>		
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 25,594.00	\$ 250,316.00	\$ 295,000	\$ 44,684.00
3120 - Tenant Revenue - Excess Utilities	206.73	2,208.30	2,400	191.70
3690 - Tenant Revenue - Tenant Charges	217.61	2,035.41	1,000	(1,035.41)
Total Tenant Rental Revenue	<u>26,018.34</u>	<u>254,559.71</u>	298,400	43,840.29
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	7,122.00	85,459.00	107,484	22,025.00
Total HUD PHA Grant Revenue	<u>7,122.00</u>	<u>85,459.00</u>	107,484	22,025.00
Other Revenue				
3190 - Nondwelling Rental Revenue	40.00	960.00	1,500	540.00
3610 - Interest Income	2,421.02	24,218.58	28,000	3,781.42
3690.1 - Other Revenue	1,152.81	12,521.59	9,500	(3,021.59)
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	2,320.00	0	(2,320.00)
Total Other Revenue	<u>3,613.83</u>	<u>40,020.17</u>	39,000	(1,020.17)
Total Operating Revenue	<u>\$ 36,754.17</u>	<u>\$ 380,038.88</u>	<u>\$ 444,884</u>	<u>\$ 64,845.12</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 4,234.75	\$ 37,742.77	\$ 54,482	\$ 16,739.23
4130 - Legal Expense	1,717.64	2,084.57	1,000	(1,084.57)
4140 - Staff Training	0.00	0.00	250	250.00
4150 - Travel Expense	0.00	0.00	400	400.00
4170 - Accounting Fees	256.20	3,790.40	5,750	1,959.60
4171 - Auditing	0.00	5,300.00	5,500	200.00
4182 - Employee Benefits - Admin	493.89	5,308.19	8,286	2,977.81
4185 - Telephone/Internet	122.53	1,229.45	1,500	270.55
4190.1 - Publications	239.00	239.00	0	(239.00)
4190.2 - Membership Dues and Fees	0.00	350.00	400	50.00
4190.3 - Admin Service Contracts	72.89	5,099.43	5,500	400.57
4190.4 - Office Supplies	311.55	351.03	500	148.97
4190.5 - Other Sundry Expense	552.28	4,716.00	3,500	(1,216.00)
4190.6 - Advertising	0.00	0.00	100	100.00
Total Administration	<u>8,000.73</u>	<u>66,210.84</u>	87,168	20,957.16
Tenant Services				
4220 - Tenant Services - Other	0.00	450.00	1,000	550.00
Total Tenant Services	<u>0.00</u>	<u>450.00</u>	1,000	550.00

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 10 Months Ended April 30, 2026**

	1 Month Ended	10 Months Ended		
	<u>April 30, 2026</u>	<u>April 30, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	5,325.44	24,268.85	28,600	4,331.15
4320 - Electricity	8,663.36	71,690.82	80,000	8,309.18
4330 - Gas	0.00	96.72	100	3.28
4340 - Propane	0.00	598.62	850	251.38
Total Utilities	<u>13,988.80</u>	<u>96,655.01</u>	<u>109,550</u>	<u>12,894.99</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,655.20	42,773.78	57,821	15,047.22
4420 - Materials	1,660.37	14,467.19	48,650	34,182.81
4430.01 - Garbage Removal Contracts	938.90	9,341.22	11,000	1,658.78
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.03 - Snow Removal Contracts	0.00	160.00	0	(160.00)
4430.05 - Landscape & Grounds Contracts	0.00	6,250.00	1,000	(5,250.00)
4430.06 - Unit Turnaround Contracts	0.00	5,464.68	8,000	2,535.32
4430.07 - Electrical Contracts	0.00	1,207.66	1,000	(207.66)
4430.08 - Plumbing Contracts	0.00	625.00	1,000	375.00
4430.09 - Extermination Contracts	0.00	1,890.00	0	(1,890.00)
4430.10 - Janitorial Contracts	0.00	0.00	500	500.00
4430.11 - Routine Maintenance Contracts	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	1,430.40	1,000	(430.40)
4433 - Employee Benefits - Maint.	345.29	5,872.02	9,221	3,348.98
Total Ordinary Maint. & Oper	<u>7,599.76</u>	<u>89,481.95</u>	<u>140,692</u>	<u>51,210.05</u>
General Expense				
4510 - Insurance	2,217.92	22,072.94	28,000	5,927.06
4520 - Payments in Lieu of Taxes	1,670.00	16,700.00	20,000	3,300.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
Total General Expense	<u>3,887.92</u>	<u>38,772.94</u>	<u>50,000</u>	<u>11,227.06</u>
Total Routine Expense	33,477.21	291,570.74	388,410	96,839.26
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>33,477.21</u>	<u>291,570.74</u>	<u>388,410</u>	<u>96,839.26</u>
Operating Income (Loss)	<u>\$ 3,276.96</u>	<u>\$ 88,468.14</u>	<u>\$ 56,474</u>	<u>\$ (31,994.14)</u>

**Ontonagon Housing Commission
 Low Rent Public Housing
 Statement of Revenue & Expense
 For the 1 Month and 10 Months Ended April 30, 2026**

	1 Month Ended	10 Months Ended		
	<u>April 30, 2026</u>	<u>April 30, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,930.00	89,300.00	0	(89,300.00)
Total Depreciation Expense	<u>8,930.00</u>	<u>89,300.00</u>	0	(89,300.00)
Capital Expenditures				
7540 - Building Improvements	3,894.68	25,185.14	0	(25,185.14)
Total Capital Expenditures	<u>3,894.68</u>	<u>25,185.14</u>	0	(25,185.14)
Other Financial Items				
8010 - CFP Operating Transfer	1,000.00	1,000.00	0	(1,000.00)
Total Other Financial Items	<u>1,000.00</u>	<u>1,000.00</u>	0	(1,000.00)
HUD Net Income (Loss)	<u>\$ 382.28</u>	<u>\$ 89,468.14</u>	<u>\$ 56,474</u>	<u>\$ (32,994.14)</u>
GAAP Net Income (Loss)	<u>\$ (4,653.04)</u>	<u>\$ (25,017.00)</u>		

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 9 Months Ended March 31, 2026**

	1 Month Ended	9 Months Ended	BUDGET	VARIANCE
	<u>March 31, 2026</u>	<u>March 31, 2026</u>		
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 25,696.00	\$ 224,722.00	\$ 295,000	\$ 70,278.00
3120 - Tenant Revenue - Excess Utilities	179.16	2,001.57	2,400	398.43
3690 - Tenant Revenue - Tenant Charges	138.78	1,817.80	1,000	(817.80)
Total Tenant Rental Revenue	<u>26,013.94</u>	<u>228,541.37</u>	298,400	69,858.63
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	7,122.00	78,337.00	107,484	29,147.00
Total HUD PHA Grant Revenue	<u>7,122.00</u>	<u>78,337.00</u>	107,484	29,147.00
Other Revenue				
3190 - Nondwelling Rental Revenue	120.00	960.00	1,500	540.00
3610 - Interest Income	2,494.56	21,797.56	28,000	6,202.44
3690.1 - Other Revenue	1,092.61	11,368.78	9,500	(1,868.78)
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	2,320.00	0	(2,320.00)
Total Other Revenue	<u>3,707.17</u>	<u>36,446.34</u>	39,000	2,553.66
Total Operating Revenue	<u>\$ 36,843.11</u>	<u>\$ 343,324.71</u>	<u>\$ 444,884</u>	<u>\$ 101,559.29</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 3,715.00	\$ 33,508.02	\$ 54,482	\$ 20,973.98
4130 - Legal Expense	366.93	366.93	1,000	633.07
4140 - Staff Training	0.00	0.00	250	250.00
4150 - Travel Expense	0.00	0.00	400	400.00
4170 - Accounting Fees	256.20	3,534.20	5,750	2,215.80
4171 - Auditing	0.00	5,300.00	5,500	200.00
4182 - Employee Benefits - Admin	444.26	4,814.30	8,286	3,471.70
4185 - Telephone/Internet	121.69	1,106.92	1,500	393.08
4190.2 - Membership Dues and Fees	100.00	350.00	400	50.00
4190.3 - Admin Service Contracts	313.53	5,026.54	5,500	473.46
4190.4 - Office Supplies	0.00	39.48	500	460.52
4190.5 - Other Sundry Expense	306.54	4,163.72	3,500	(663.72)
4190.6 - Advertising	0.00	0.00	100	100.00
Total Administration	<u>5,624.15</u>	<u>58,210.11</u>	87,168	28,957.89
Tenant Services				
4220 - Tenant Services - Other	0.00	450.00	1,000	550.00
Total Tenant Services	<u>0.00</u>	<u>450.00</u>	1,000	550.00

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 9 Months Ended March 31, 2026**

	1 Month Ended	9 Months Ended	BUDGET	VARIANCE
	<u>March 31, 2026</u>	<u>March 31, 2026</u>		
Utilities				
4310 - Water	2,390.54	18,943.41	28,600	9,656.59
4320 - Electricity	8,608.46	63,027.46	80,000	16,972.54
4330 - Gas	0.00	96.72	100	3.28
4340 - Propane	0.00	598.62	850	251.38
Total Utilities	<u>10,999.00</u>	<u>82,666.21</u>	<u>109,550</u>	<u>26,883.79</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,134.40	38,118.58	57,821	19,702.42
4420 - Materials	3,388.02	12,806.82	48,650	35,843.18
4430.01 - Garbage Removal Contracts	931.37	8,402.32	11,000	2,597.68
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.03 - Snow Removal Contracts	0.00	160.00	0	(160.00)
4430.05 - Landscape & Grounds Contracts	0.00	6,250.00	1,000	(5,250.00)
4430.06 - Unit Turnaround Contracts	0.00	5,464.68	8,000	2,535.32
4430.07 - Electrical Contracts	1,207.66	1,207.66	1,000	(207.66)
4430.08 - Plumbing Contracts	0.00	625.00	1,000	375.00
4430.09 - Extermination Contracts	0.00	1,890.00	0	(1,890.00)
4430.10 - Janitorial Contracts	0.00	0.00	500	500.00
4430.11 - Routine Maintenance Contracts	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	1,430.40	1,000	(430.40)
4433 - Employee Benefits - Maint.	136.94	5,526.73	9,221	3,694.27
Total Ordinary Maint. & Oper	<u>9,798.39</u>	<u>81,882.19</u>	<u>140,692</u>	<u>58,809.81</u>
General Expense				
4510 - Insurance	2,217.92	19,855.02	28,000	8,144.98
4520 - Payments in Lieu of Taxes	1,670.00	15,030.00	20,000	4,970.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
Total General Expense	<u>3,887.92</u>	<u>34,885.02</u>	<u>50,000</u>	<u>15,114.98</u>
Total Routine Expense	30,309.46	258,093.53	388,410	130,316.47
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>30,309.46</u>	<u>258,093.53</u>	<u>388,410</u>	<u>130,316.47</u>
Operating Income (Loss)	<u>\$ 6,533.65</u>	<u>\$ 85,231.18</u>	<u>\$ 56,474</u>	<u>\$ (28,757.18)</u>

**Ontonagon Housing Commission
 Low Rent Public Housing
 Statement of Revenue & Expense
 For the 1 Month and 9 Months Ended March 31, 2026**

	1 Month Ended	9 Months Ended		
	<u>March 31, 2026</u>	<u>March 31, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,930.00	80,370.00	0	(80,370.00)
Total Depreciation Expense	8,930.00	80,370.00	0	(80,370.00)
Capital Expenditures				
7540 - Building Improvements	2,357.59	21,290.46	0	(21,290.46)
Total Capital Expenditures	2,357.59	21,290.46	0	(21,290.46)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
HUD Net Income (Loss)	<u>\$ 4,176.06</u>	<u>\$ 61,620.72</u>	<u>\$ 56,474</u>	<u>\$ (5,146.72)</u>
GAAP Net Income (Loss)	<u>\$ (2,396.35)</u>	<u>\$ 4,861.18</u>		

Directors Report May 19, 2026

- Billy is about half done with the mudding and painting the kitchens that were remodeled.
- I am close to getting all the paperwork done to have access to the CFP funds for 2026. First project will be the new medicine cabinets and ADA toilets for the remaining units that do not have them yet.
- We will need to approve the changes to the ACOP and the updated VAWA plan when I am finished with them.
- I have the flowers and dirt purchased for the flower pots and they should be out by then end of this week.

Bills for May 2026			
	Expense to Acknowledged	Amount	Description of purchase
Ck #			
echeck	Chase Ink-credit card	\$537.14	\$181.97 office, \$355.17 materials
Auto	ADP	\$64.96	
Auto	Waste Management-Dumpster	\$139.23	
Auto	Semco	\$26.52	
	Total	\$767.85	
	Expenses to Approve		
10225	Burke Construction	\$15,020.14	final payment
10228	Specialty Sales	\$250.20	
10229	Ontonagon Water Service	\$2,202.10	
10230	PHADA Membership	\$200.00	annual membership
10231	Hancock Bottling	\$326.00	
10232	Housing Authority Accounting	\$256.20	
10233	Bay Auto	\$15.21	
10234	U Save Ace Hardware	\$154.01	
10235	Ontonagon Telephone	\$123.29	
10237	Kevin Rautiola	\$60.00	help fix shower mixer
10238	Bessemer Housing Comm	\$60.00	review tenant files
10239	Krist Oil	\$93.96	
10240	Copper County ISD	\$320.00	quarterly payment for REMC support
10241	Karen Jackson	\$121.23	soil for flower pots
10242	HDS	\$3,000.00	annual license and support
10243	906 service	\$3,357.25	\$2197.25=tow, relace FR wheel bearing, front and rear brake pads, rotor & calipers \$1,160=replacce left ujoing, FL wheel bearing, muffler and wheel speed semdor
10244	Patriot Disposal	\$735.00	
echeck	UPPCO	\$8,847.00	
	Total	\$35,141.59	
	Employee Expense-Gross		
10223	Karen Jackson	\$2,030.75	4/16/26 to 4/31/26 (77 hrs)
10226	Karen Jackson	\$2,030.75	05/01/26 to 5/15/26 (77 hrs)
	Payroll taxes	\$155.35	for the month
10224	Billy Marks	\$4,343.70	4/16/26 to 4/31/26 (88 hrs)\$2,122.50 longevity
10227	Billy Marks	\$2,221.20	5/01/26 to 5/15/26 (88 hrs)
	Payroll taxes	\$169.92	for the month
	Total	\$8,920.92	
	Grand Total - Expenses	\$44,830.36	
	Non-expense items		
10236	Aflac	\$251.94	individual policy
	Total	\$251.94	

	Current Wage	1% Increase	1.5% Increase	2% Increase	2.5% Increase	3% Increase	3.5% Increase	4% Increase	4.5% Increase	5% Increase
Karen										
hourly (2080)	\$24.75	\$25.00	\$25.12	\$25.25	\$25.37	\$25.49	\$25.62	\$25.74	\$25.86	\$25.99
Annual	\$51,480.00	\$51,994.80	\$52,252.20	\$52,509.60	\$52,767.00	\$53,024.40	\$53,281.80	\$53,539.20	\$53,796.60	\$54,054.00
extra pay	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Wage	\$54,480.00	\$54,994.80	\$55,252.20	\$55,509.60	\$55,767.00	\$56,024.40	\$56,281.80	\$56,539.20	\$56,796.60	\$57,054.00
IRA (8%)	\$4,118.40	\$4,159.58	\$4,180.18	\$4,200.77	\$4,221.36	\$4,241.95	\$4,262.54	\$4,283.14	\$4,303.73	\$4,324.32
FICA (7.65%)	\$4,167.72	\$4,207.10	\$4,226.79	\$4,246.48	\$4,266.18	\$4,285.87	\$4,305.56	\$4,325.25	\$4,344.94	\$4,364.63
Benefits	\$8,286.12	\$8,366.69	\$8,406.97	\$8,447.25	\$8,487.54	\$8,527.82	\$8,568.10	\$8,608.38	\$8,648.67	\$8,688.95
Total	\$62,766.12	\$63,361.49	\$63,659.17	\$63,956.85	\$64,254.54	\$64,552.22	\$64,849.90	\$65,147.58	\$65,445.27	\$65,742.95
Billy										
Hourly (2080)	\$22.40	\$22.62	\$22.74	\$22.85	\$22.96	\$23.07	\$23.18	\$23.30	\$23.41	\$23.52
Annual	\$46,592.00	\$47,057.92	\$47,290.88	\$47,523.84	\$47,756.80	\$47,989.76	\$48,222.72	\$48,455.68	\$48,688.64	\$48,921.60
extra pay	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Longevity (4%)	\$1,863.68	\$1,882.32	\$1,891.64	\$1,900.95	\$1,910.27	\$1,919.59	\$1,928.91	\$1,938.23	\$1,947.55	\$1,956.87
Wage- No OT	\$54,455.68	\$54,940.24	\$55,182.52	\$55,424.79	\$55,667.07	\$55,909.35	\$56,151.63	\$56,393.91	\$56,636.19	\$56,878.47
OT (100 hrs)	\$3,360.00	\$3,393.60	\$3,410.40	\$3,427.20	\$3,444.00	\$3,460.80	\$3,477.60	\$3,494.40	\$3,511.20	\$3,528.00
Wage	\$57,815.68	\$58,333.84	\$58,592.92	\$58,851.99	\$59,111.07	\$59,370.15	\$59,629.23	\$59,888.31	\$60,147.39	\$60,406.47
IRA (8%)	\$3,727.36	\$3,764.63	\$3,783.27	\$3,801.91	\$3,820.54	\$3,839.18	\$3,857.82	\$3,876.45	\$3,895.09	\$3,913.72
Life/Dis (set)	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00
FICA (7.65%)	\$4,422.90	\$4,462.54	\$4,482.36	\$4,502.18	\$4,522.00	\$4,541.82	\$4,561.64	\$4,581.46	\$4,601.28	\$4,621.10
Benefits	\$9,220.26	\$9,297.17	\$9,335.63	\$9,374.08	\$9,412.54	\$9,451.00	\$9,489.45	\$9,527.91	\$9,566.36	\$9,604.82
Total	\$67,035.94	\$67,631.01	\$67,928.54	\$68,226.08	\$68,523.61	\$68,821.15	\$69,118.68	\$69,416.22	\$69,713.75	\$70,011.28

INFORMAL PROCUREMENT METHODS

For any amounts above the petty cash ceiling, but not exceeding \$350,000, the ONTONAGON VILLAGE HOUSNG COMMISSION may use simplified acquisitions procedures. Under informal procurement methods, the ONTONAGON VILLAGE HOUSNG COMMISSION shall obtain a reasonable number of quotes (preferably three); however, for purchases of less than \$15,000 for goods and services, also known as micro-purchases, only one quote is required provided the quote is considered reasonable. To the greatest extent feasible, and to promote competition, informal procurements should be distributed among qualified sources. Quotes may be obtained orally (either in person or by phone), by fax, in writing, or through e-procurement. Award shall be made to the qualified vendor that provides the best value to the ONTONAGON VILLAGE HOUSNG COMMISSION. If award is to be made for reasons other than lowest price, documentation shall be provided in the contract file. The ONTONAGON VILLAGE HOUSNG COMMISSION shall not break down requirements aggregating more than the simplified acquisition threshold (or the micro-purchase threshold) into several purchases that are less than the applicable threshold merely to: (1) permit use of the simplified acquisitions procedures or (2) avoid any requirements that applies to purchases that exceed the micro-purchase threshold. F

SEALED BIDS

Sealed bidding shall be used for all contracts that exceed the simplified acquisition threshold and that are not competitive proposals or non-competitive proposals as these terms are defined in this document. Under sealed bids, the ONTONAGON VILLAGE HOUSNG COMMISSION publicly solicits bids and awards a firm fixed-price contract (lump sum or unit price) to the responsible bidder whose bid, conforming with all the material terms and conditions of the Invitation for Bid (IFB), is the lowest in price. Sealed bidding is the preferred method for procuring construction, supply, and non-complex service contracts that are expected to exceed \$350,000.

Conditions for Using Sealed Bids. ONTONAGON VILLAGE HOUSNG COMMISSION shall use the sealed bid method if the following conditions are present: a complete, adequate, and realistic statement of work, specification, or purchase description is available; two or more responsible bidders are willing and able to compete effectively for the work; the contract can be awarded based on a firm fixed price; and the selection of the successful bidder can be made principally on the lowest price.

Solicitation and Receipt of Bids. An IFB is issued which includes the specifications and all contractual terms and conditions applicable to the procurement, and a statement that award will be made to the lowest responsible and responsive bidder whose bid meets the requirements of the solicitation. The IFB must state the time and place for both receiving the bids and the public bid opening. All bids received will be date and time-stamped and stored unopened in a secure place until the public bid opening. A bidder may withdraw the bid at any time prior to the bid opening.

Bid Opening and Award. Bids shall be opened publicly. All bids received shall be recorded on an abstract (tabulation) of bids and then made available for public inspection. If equal low bids are received from responsible bidders, selection shall be made by drawing lots or other similar random method. The method for doing this shall be stated in the IFB. If only one responsive bid is received from a responsible bidder, award shall not be made unless the price can be determined to be reasonable based on a cost or price analysis.

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0026
(exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Room 8210, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0026. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget, and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Ontonagon Housing Commission PHA Code: MI042

PHA Fiscal Year Beginning: 07/01/2026

Board Resolution Number: 2026-07

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson or Executive Director (as authorized), I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 05/19/2026
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

PHA Comments:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Board Chairperson or Executive Director's Name, as authorized: Auto-populated upon e-signature completion	Signature:	Date:
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Identification: MI042-Ontonagon Housing Commission PHA Board Resolution form HUD-52574 (ID - 12911) for CY 2026 printed by Karen Jackson in HUD Secure Systems/Public Housing Portal at 05/19/2026 11:38AM EST

Ontonagon Village Housing Commission



100 Cane Court
Ontonagon MI 49953
ontvilhc@villageofontonagon.org
906-884-2258 Fax 906-884-2204

RESOLUTION
#2026-09

Resolution to Dispose of stoves

WHEREAS it is the responsibility of the Board to control the disposition of capital property used in the daily running of the business of the Ontonagon Village Housing Commission

WHEREAS the following stoves were replaced with a new full size stove and a used full size stove that was in storage, Hotpoint Serial number SZ151910n and Premier A143240/013

WHEREAS all usable items have been removed from any remaining stoves that will be disposed of.

NOW THEREFORE BE IT RESOLVED that disposal of the above-mentioned stoves was adopted through a motion made by ____ and supported by ____ and passed by the board members present this 19th of May 2026.

Certified by: _____

Karen Jackson
Executive Director

Date: _____

Ontonagon Village Housing Commission



100 Cane Court
Ontonagon MI 49953
ontvilhc@villageofontonagon.org
906-884-2258 Fax 906-884-2204

RESOLUTION
#2026-08

Resolution to Adopt the revised Procurement Policy

WHEREAS it is the responsibility of the Board to adopt revised policies used in the daily running of the business of the Ontonagon Village Housing Commission

WHEREAS the prior Procurement Policy had the old limits simplified acquisition procedures

WHEREAS the amounts for the above category is updated to the new limit as determined by the federal government.

WHEREAS the policy now requires all contract bids to be brought before the board.

NOW THEREFORE BE IT RESOLVED that the new Procurement Policy as presented was adopted through a motion made by ____ and supported by ____ and passed by the full board this 19th of June, 2026.

Certified by: _____

Karen Jackson
Executive Director

Date: _____



Karen Jackson <ontvilhc@villageofntonagon.org>

(no subject)

1 message

Karen Jackson <karen49953@gmail.com>
To: ontvilhc@villageofntonagon.org

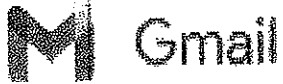
Fri, Apr 24, 2026 at 8:21 AM

I'd say 800-1200

We should take a couple branches off by that new shed too in the parking lot

Would do the stumps as well on those two in the center

Karen Jackson



Karen Jackson <ontvilhc@villageofontonagon.org>

Trees

1 message

Norman Pestka <normfp@gmail.com>

Thu, Apr 23, 2026 at 4:57 PM

To: Karen Jackson <ontvilhc@villageofontonagon.org>

Spruce tree remove haul out dig the root off surface and fill with 4 in top soil seed and mulch the white birch cut down and haul away grind stump down 4 in top soil seed and mulch total not to exceed \$1650.00 I'll send my insurance tks

Deliver to Karen
Ontonagon 49953

Tools & Home Improvement

EN

Hello, Karen
Account for Ontonagon Vill...

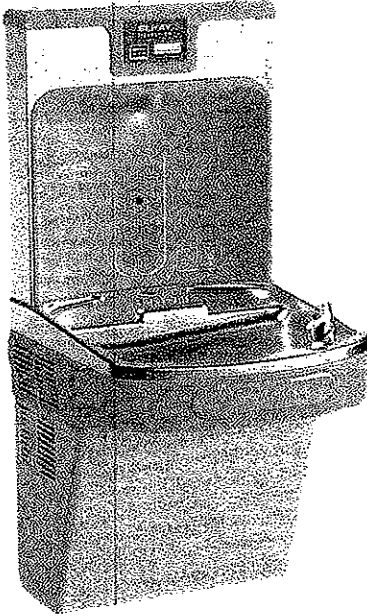
Returns
& Orders 4

All Rufus Business Essentials Small and Local Businesses Add Users Buy Again Easy restock, everyday savings Lists Try Business Prime
Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room

4.4 共 共 共 共 共 57

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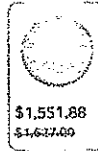
Customer
Support



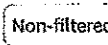
Buying multiple items? Go to multi-select

7 VIDEOS

Color: Light Gray



Style: Filtered



Color Light Gray

Material Steel, Stainless Steel

Capacity 8 gallons

Brand Elkay

Product 18.37"D x 19"W x 39.46"H

Dimensions

About this item

- Includes Elkay's hugely popular EZH2O automatic bottle filling station.
- Elkay patented FlexiGuard safety bubblers provides an extra level of protection against inadvertent injuries.
- Large radius rounded corners at forward edge of fountain helps avoid injuries particularly in schools, daycare facilities, and other

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Enjoy fast, free shipping on this order with Business Prime.

Add benefits

\$1,265.99

FREE delivery Monday, May 18

Or fastest delivery Friday, May 15. Order within 1 hr 47 mins

Deliver to Ontonagon -
Ontonagon 49953

In Stock

Qty: 1

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30-day refund / replacement

Support:

Product support included

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Add to List

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Ask a question

Does it require professional installation?

What is the filter made of? Can it be used outdoors?

Why you might like this Compare with similar

Ask something else