

Marquette Housing Commission
Minutes of August 3, 2011

SPECIAL MEETING

Purpose of Meeting: Consultant Contract

Present: Jeeves, Scullion, Burcar, Jordan

Absent: Zoller

In Attendance: None

The meeting was called to order by President Jeeves at 5:15 PM.

After discussion, motion by Scullion, seconded by Burcar, to approve the proposed consulting contract as presented and at the figure and hours offered by the board in their phone call of Thursday, July 28, 2011, to Bonnie Pelto. All Board members present signed the contract. Motion carried unanimously.

Motion by Burcar, seconded by Jordan, to adjourn at 6:00 PM. Motion carried unanimously.

SPECIAL MEETING MINUTES
August 10, 2011

Present: Jeeves, Scullion, Burcar, Jordan, Zoller

Absent: none

In Attendance: None

The meeting was called to order by President Jeeves at 5:03 PM.

Darlene Inch, City Manager's Office, gave Pelto the following described document Tuesday August 9, 2011. Pelto distributed to the board a copy of Housing Facilities (Excerpt) Act 18 of 1933 (Ex. Sess.) 125.654, Section 4(6), (b) which states, "Vacancy" means a seat for which the current appointee discontinues membership by death, resignation, or removal from office; by not seeking reappointment in writing prior to the expiration of his or her term; or by not being reappointed by the appointing authority within 5 days following the expiration of his or her term." Because HUD has been making direct contact with Mr. Jeeves over the issue of having directorship coverage since Erland's recent and abrupt departure, he remained and participated in this board meeting.

Hiring of Interim Executive Director: Jeeves reported on his phone conversation of Willie Garrett, Director of Public Housing, Detroit, MI, Monday, August 1, 2011, wherein Mr. Garrett instructed him that, because protocol was not followed and HUD had not been kept in the loop, he had to cancel Bonnie J. Pelto's Consulting Contract immediately, which he did. HUD stated that the board could hire Ms. Pelto as an Interim Executive Director if they so chose. Mr. Garrett has requested a copy of Bonnie Pelto's Consulting Contract, the MHC Procurement Policy, and Bonnie Pelto's letter of agreement to cancel her Consulting Contract which includes a Hold Harmless provision. That is the purpose of this meeting, to hire Bonnie Pelto as Interim Executive Director and cancel her Consulting Contract. During this discussion, the Board pointed out that Erland had told them not to contact HUD because it would be a waste of time.

Motion by Burcar, seconded by Jordan, to cancel Bonnie J. Pelto's Consulting Contract dated August 3, 2011. Pelto presented her written agreement to cancel said contract. However, Pelto pointed out that she has included a statement in it that she has been working, at the behest of the MHC, since August 1, 2011, and requests compensation for the time she has worked. Motion carried unanimously.

Adjournment: Motion by Burcar, seconded by Scullion, to adjourn at 5:45 PM. Motion carried unanimously.

Bonnie Peldo was asked to leave the room and she did so while the board discussed the possibility of hiring her as Interim Executive Director. When the board was done with the discussion, they retrieved Bonnie Peldo and she re-joined the meeting.

Motion by Scullion, seconded by Burcar, to hire Bonnie J. Peldo as Interim Executive Director effective August 1, 2011. Motion carried unanimously. Motion by Jordan, seconded by Zoller, to agree to and sign the MHC Board Agreement between the MHC and Bonnie J. Peldo setting forth the parameters of her employment. The Board agreed that due to the interim status of Bonnie J. Peldo, she should not make any decisions as it relates to the Tammy Shega case or Union Negotiations.

Succession Plan Motion by Jordan, seconded by Zoller, to approve the Succession Plan for an Executive Director as presented. Motion carried unanimously.

C failed to John Thomas 8/17/11 10:10 AM

*Minutes
&
Second Reading*

Special Meeting Minutes
July 28, 2011

A special meeting of the Marquette Housing Commission Board comprised of:

William Jeeves, President, Marion Scullion, Vice President; Sue Burcar, Caroline Jordan and Penni Zoller was held Thursday, July 28th. The special meeting was held to address and execute a proposed separation agreement for Eric Erland. This agreement was prepared by MHC Labor Counsel, Dave Kempner.

During this special meeting the Board contacted Bonnie Peltó to ask her if she would consider employment as a consultant to the Marquette Housing Commission at \$2,000 per week. Peltó inquired of Erland, who entered the room after the call had already begun, "who" would staff listen to as she noticed the "other" day while on site that weeds were growing in cracks at Pine Ridge. Erland responded that he felt her former staff would be completely receptive to her upon return. Peltó said she would think about the offer over night and let Bill Jeeves know what her decision was the next day.

Several different options were identified, address and discussed. Erland noted to the Board that Quadel had been contacted and Erland hoped to have pricing for the Board asap. Erland also identified two potential candidates from HUD as he had been told they "might" be interested. Ultimately, the separation agreement as prepared was fully discussed, there was ample time for each Commissioner to comment. Jeeves asked if the Board felt that another lawyer should look at the agreement. Zoller responded, "yes, anyone but Dave Kempner." Ultimately, the agreement was amended to terms acceptable to the Board and Erland. It was re-printed and reviewed for accuracy, and adopted by unanimous vote of the Board and signed by the board.

Respectfully submitted: Eric Erland



MARQUETTE HOUSING COMMISSION

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*Executive Director
Eric Erland*

*BOARD OF COMMISSIONERS
William Jeeves, President
Marion Scullion, Vice President
Sue Burcar
Caroline Jordan
Penni Zoller*

Meeting Minutes July 26, 2011

Call to Order: The meeting was called to order by President Jeeves at 5:12pm.

Members Present: Jeeves, Scullion, Burcar, Jordan, Zoller.

Members Absent: None

Quorum: Yes

In Attendance: Johnny DePetro. Erland inquired of Mr. Depetro in what capacity he was attending the Board Meeting. Mr. Depetro responded he was present as a private citizen. President Jeeves inquired if Mr. DePetro wanted to attend the closed session. Erland noted that Mr. DePetro could not and Mr. DePetro stated same.

**Approval of
June, 2011
meeting minutes.** Motion by Zoller seconded by Scullion to approve the June, 2011, regular meeting minutes. Motion carried unanimously.

Public Comment: None

Bills: Motion by Scullion and seconded by Burcar to approve and authorize payment of bills as follows: \$82,756.04 from the general fund and \$12,839.50 for the HCV July Program Expenses and the June HCV expenses, \$14,458.

Reports

Cash Position Statement:

Motion by Zoller and seconded by Burcar to accept and place the July, 2011 CPS on file. Motion carried unanimously.

Operating Statements:

Motion by Scullion and seconded by Burcar to accept and place into record the July 2011 Operating Statements. Motion carried unanimously.

TAR Reports:

Summary of Project Performance Low Rent and HCV

Erland noted to the Board that all of the metrics look great for Public Housing and that the maintenance staff. Under the supervision of Deb Maki staff has a firm grip on the unit turns out at the Village. Erland noted the continued concern remains the HCV Program however the steps the agency has taken working collaboratively with HUD have vastly improved the operations of that program. Motion by Zoller and seconded by Jordan to accept and place into record the June, 2011 SOPP for public housing and housing choice voucher programs. Motion carried unanimously.

Closed Session

Motion by Scullion and seconded by Jordan at 5:35pm to enter into closed session. Motion carried unanimously. Motion by Jordan and seconded by Burcar to end closed session at 9:20pm.

Adjourned

9:24pm.

Respectfully submitted: Eric Erland, Executive Director