

MINUTES JANUARY 16, 2024

GRAND RAPIDS HOUSING COMMISSION

The regular meeting of the Grand Rapids Housing Commission was held on January 19, 2024 in the community room of Campau Commons at 821 Division South, Grand Rapids, Michigan. The President called the meeting to order at 6:13 p.m.

Roll Call: Present: Alexander, Bernier, Miles, Steimle-App, Zylstra

Absent: None

The President declared a quorum present.

Also attending: Executive Director Lindsey Reames, Policy and Program Planning and Implementation Manager Jose Capeles, and Jianna Capeles.

MINUTES:

Commissioner Bernier, supported by Commissioner Zylstra, moved to approve the Minutes of the regular meeting of December 19, 2023.

Ayes: Alexander, Bernier, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

PUBLIC COMMENTS:

There were no public comments.

RESOLUTIONS & MOTIONS:

1. The President presented the Commission with a copy of the resolution approving Ransom Tower bedbug prevention contract.

23-58 The following resolution was introduced and considered:

Resolution to Approve Ransom Tower Bedbugs Preventive Maintenance Agreement

WHEREAS, Ransom Tower is a Multifamily development for low-income seniors and the Housing Commission is responsible for providing decent, sanitary, and safe housing for seniors; and

WHEREAS, the GRHC entered into a one-year preventative maintenance contract to aggressively address increased cases of bedbugs at Ransom Towers in January 2023 with its current pest control contractor; and

WHEREAS, this pilot preventative contract has made a significant difference in the number of incidences of reported bedbugs at this property, with currently no cases of identified units with bedbugs; and

WHEREAS, the GRHC desires to continue with a bed bug preventative maintenance contract at Ransom Towers for the next year effective January 1, 2024 – December 31, 2024 at a cost of \$33,048.00 with Griffin.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GRAND RAPIDS HOUSING COMMISSION that the Executive Director is authorized to execute the Bedbug Preventive Maintenance contract for the period of January 1, 2024 – December 31, 2024, for an annual fee of \$33,048 with Griffin Pest Solutions.

Commissioner Bernier, supported by Commissioner Alexander, moved adoption of the foregoing resolution.

Ayes: Alexander, Bernier, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

2. The President presented the Commission with a copy of the resolution approving Mount Mercy bedbug prevention contract.

23-59 The following resolution was introduced and considered:

Resolution to Approve Mount Mercy Bedbugs Prevention Agreement

WHEREAS, Mount Mercy is a Multifamily development for low-income seniors and disabled individuals age 55 or older, and the Housing Commission is responsible for providing decent, sanitary, and safe housing; and

WHEREAS, bedbug occurrences have become a serious problem in housing throughout the country and GRHC properties are not immune--anyone or any home can get bedbugs. Bedbugs live on human and animal blood, and close to these hosts. Bedbugs typically hide and live in cracks and crevices, and they can live for long periods of time. Although visible to the naked eye, they may be difficult to detect; and

WHEREAS, while early identification and reporting of bedbugs by residents to building management limits the spread of bedbugs, the longer they wait to report, the more likely the problem is to spread and more difficult and costly to properly treat and control; and

WHEREAS, Mount Mercy has had a contract with Griffin for pest control services and due to the significant number of bedbug cases, the Housing Commission has an opportunity to select a Preventative Maintenance Plan as an additional treatment measure to address the increase in cases. This plan includes but is not limited to the following: an initial inspection with a canine to identify the infestation quarterly, and all the necessary treatments at no additional cost should the preventative measures not eliminate infestation in residential units or common areas with a Preparation Checklist to help residents to successfully prepare for treatments; and

WHEREAS, another GRHC property for low-income seniors, Ransom Tower, did pilot a Preventative Maintenance Agreement with Griffin in 2023 which has made a significant difference in the number of incidences of reported bedbugs at the property, and currently with no cases of identified residential units with bedbugs; and

WHEREAS, GRHC staff have determined that it is necessary to implement a Preventative Maintenance Plan to effectively address the cases of bedbugs at Mount Mercy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GRAND RAPIDS HOUSING COMMISSION that the Executive Director is authorized to execute the bedbug Preventative Maintenance contract for one (1) year for an annual fee of \$41,580 (\$2,700 one-time service fee for Inspections and \$3,240 monthly service fee for Protect+ Premium) effective February 1, 2024.

Commissioner Bernier, supported by Commissioner Alexander moved adoption of the foregoing resolution.

Ayes: Alexander, Bernier, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

DIRECTOR'S REPORT

1. The Executive Director presented the Board with a copy of the Vacancy and Voucher dashboard reports for December 2023 which showed that the HCV program continues to do well and occupancy at the sites is at 96%.

2. The Executive Director presented the Board with a copy of the Personnel Report for December 2023. Five new staff are onboarding this month.

3. The Executive Director shared with the Board the travel and training schedule for calendar year 2024. The month of April and beginning of May are particularly busy.

The President declared the meeting adjourned at 6:24 pm.

Lindsey S. Reames

Executive Director