

NOTICE OF ANNUAL MEETING OF THE BOARD OF COMMISSIONERS

Wednesday, December 4, 2024, at 2:00 PM 315 14th Street Bay City, MI 48708

Meetings of the Bay City Housing Commission are held, in person, at its Central Offices. Covid protocols now only require face masks at the discretion of a meeting participant.

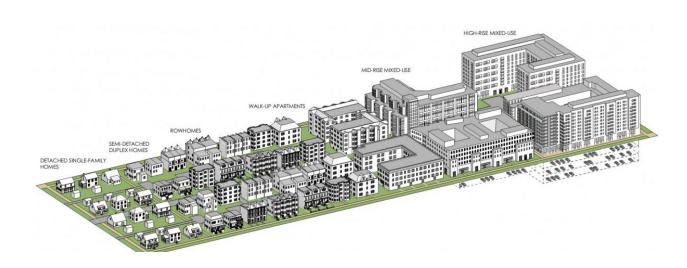
RESOLUTION 431 PUBLIC MEETING ALIGNMENT WITH THE MICHIGAN OPEN MEETINGS ACT FOR REMOTE PARTICIPATION BY A BOARD MEMBER

WHEREAS, the Bay City Housing Commission, hereinafter called the Public Housing Agency (PHA), desires to better align its public meeting practices with the February 17, 2022 rendition of the Michigan Open Meetings Act 267 of 1976 as amended allowing remote attendance and participation in meetings of its Board,

RESOLVED, that the Board of Commissioners of the Bay City Housing Commission, hereby adopts and conforms its public meeting procedures to Section 15.263 15.263 Meetings, decisions, and deliberations of public body; requirements; attending or addressing meeting of public body; COVID-19 safety measures; tape-recording, videotaping, broadcasting, and telecasting proceedings; accommodation of absent members; remote attendance; rules; exclusion from meeting; exemptions. Subsection (2) established a procedure to accommodate the absence of any member of the public body due to military duty, a medical condition, or a statewide or local state of emergency or state of disaster declared pursuant to law or charter or local ordinance by the governor or a local official, governing body, or chief administrative officer that would risk the personal health or safety of members of the public or the public body if the meeting were held in person.

(ii) For each member of the public body attending the meeting remotely, a public announcement at the outset of the meeting by that member, to be included in the meeting minutes, that the member is in fact attending the meeting remotely.

BAY CITY HOUSING COMMISSION



ANNUAL MEETING OF THE BOARD OF COMMISSIONERS AGENDA AND REPORT

DECEMBER 4, 2024

We will do our absolute best to assure that each night, when we go home to our families, we have left no units vacant that could have housed a family in need.



2024 ANNUAL BOARD MEETING AGENDA DECEMBER 4, 2024

1.	Call to Order / Roll Call	
	Ann Grady – President (2)	
	Sharon Brown – Vice President (2)	
	Louise Ryan – Secretary (2)	
	Debbie Kiesel – Commissioner	
	James Whaley - Commissioner	
2.	Changes to the Agenda	
3.	Review and Approval of Minutes from Prior Board or Committee	
	Meetings Doord Attendance Local	1
	a. Board Attendance Log	1 2-3
	b. Minutes from October 23, 2024 Board Meeting	2-3
4.	Public Input (Each participant is allowed 5 minutes for comment)	
5.	Election of Commission Officers for 2025	4-5
	(see the Guideline for Election of Board Officers)	
	Officers elected for 2025:	
	President	
	Vice President	
	Secretary	
	Commissioner	
	Commissioner	
	Board President passes the gavel to the newly elected Board President	
6.	Committee Reports and Presentations	
	a. Executive Session	
	 Discuss CEO Evaluation - The CEO has requested a closed session for this committee discussion. 	
	b. Board Meeting Schedule for 2025	6
7.	CEO Report	
	a. CEO Report Narrative	7-10
	i. Financial Statements as of October 31, 2024 [Central Office,	11-12
	Public Housing (Scattered Sites), Multifamily (Smith Manor,	
	Maloney Manor, Pine Towers), LIHTC Partnerships	
	(Maplewood Manor)]	

		 All Transactions Cash Disbursement Listing as of October 31, 2024 	13-20
8.	Action 1	Items for Consideration and Appropriate Action	
	a.	Bay City Housing Commission Board Meeting Schedule for 2025 CEO evaluation and committee recommendations.	6
	b. с.	CEO Report for December 4, 2024, plus handouts for the Financial	7-12
		Statements as of October 31, 2024 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)]	,
	d.	Previously Issued Checks and ACH Batch Transfers (List of Disbursements) as of October 31, 2024, in the amount of \$593,330.02	13-20
	e.	Huntington Bank General Depository Agreement	21-22
	f.	Resolution #444 – Selection of Development Partner	23-25
	g.	Resolution #445 – Creation of Subsidiary Nonprofit Corporation	26-28
9.	Comme	ents and Discussion by Board Members	

10. ADJOURNMENT

11. Call to Order the Annual Meeting of Bay City Maplewood Manor LLC

At	tachments	
1.	Board Attendance Log	1
2.	Minutes from October 23, 2024 Board Meeting	2-3
3.	Guidelines for Election of Board Officers	4-5
4.	2025 Board Meeting Schedule	6
5.	CEO Report as of December 4, 2024, w/Financial Reports as of October 31, 2024	7-12
6.	Previously Issued Checks/ACH Batch Transfer as of October 31, 2024	13-20
7.	Huntington Bank General Depository Agreement	21-22
8.	Board Memo and Resolution #444 – Selection of Development Partner	23-25
9.	Board Memo and Resolution #445 – Creation of Subsidiary Nonprofit Corp.	26-28

Upcoming Board Meetings/Conferences/Workshops Board Meeting Wednesday, January 22, 2025 at 2:00 PM

BAY CITY HOUSING COMMISSION REGULAR BOARD MEETING ATTENDANCE LOG AND MEETING MINUTES

Location: This meeting was conducted physically at the Bay City Housing Commission's Central

Office. The meeting is open to the public and this notice is provided under the Open

Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.

Date of Meeting: Wednesday, October 23, 2024

2:02 PM Call to Order at:

ATTENDANCE LOG

	Present	Excused Absent	
Commissioners:			
Ann Grady	X		
Sharon Brown	X		
Louise Ryan	X		
James Whaley	X		
Debbie Kiesel	X		
Staff:			
Bill Phillips	X		
John Neeb	X		
Karl Opheim	X		

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the revised agenda as presented which included the topic of a neighborhood resident complaint and implementing FOIA guidelines on tenant requests.

2 Agenda Item: Motion: Brown Second: Ryan Motion Approved: Unanimous

2. Approval of the Regular Meeting minutes (09/25/2024) of the Bay City Housing Commission as presented.

Agenda Item: 3b Motion: Ryan Second: Whaley Motion Approved: Unanimous

3. Suspend the regular rules for Public Input at 2:04 PM.

Public Input

<u>Speaker</u>	<u>Time</u>	<u>Address</u>	<u>Issue</u>	
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No one was present to address the Board. The Board agreed to hear late arrivals.

Return to Regular Order at 2:05 PM

Agenda Item: 4 Motion: N/A Second: N/A Motion Approved: Unanimous

4. The Board received and supported the 10/23/2024 CEO Report as presented.

Agenda Item: 7a Motion: Ryan Second: Kiesel Motion Approved: Unanimous

BAY CITY HOUSING COMMISSION REGULAR BOARD MEETING ATTENDANCE LOG AND MEETING MINUTES

5. The Board accepted the current financial statements for the period ending 09/	30/2024.
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Agenda Item: 7a

Motion: Ryan

Second: Kiesel

Motion Approved: Unanimous

6. Approval of all disbursements including ACH transactions and payroll in the total amount of \$462,884.71 for the period ending 09/30/2024.

Agenda Item: 7b

Motion: Ryan
Second: Brown
Motion Approved: Unanimous

7. The Board approved the outlined employee health insurance cost share for the year 2025.

Agenda Item: 7c
Motion: Brown
Second: Ryan
Motion Approved: Unanimous

8. The Board approved a 10% performance bonus for all staff of the organization based on 2024 wage rates, employees of less than one year service will be prorated based on the number of days of employment at 09/30/2024 along with a 4% wage increase effective with the first pay period of January 2025. This does not apply to the CEO who has a separate review process by the Board of Directors.

Agenda Item: 7d

Motion: Ryan

Second: Kiesel

Motion Approved: Unanimous

9. The Board received a handout of the adjustments to the operating and capital improvement budgets for FYE 2025 and approved as presented.

Agenda Item: 7e
Motion: Whaley
Second: Brown
Motion Approved: Unanimous

10. Adjournment at 3:30 PM.

Agenda Item 9
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

UNAPPROVED MINUTES OF THE BAY CITY HOUSING COMMISSION ARE TO BE REVIEWED AND APPROVED BY THE BOARD AT THE DECEMBER 4, 2024 ANNUAL MEETING.

Secretary's Certification of the Attendance Log and Meeting Minutes

I certify that the deliberations of the members of the Board of Commissioners recorded above were taken openly; that yay and nay votes on the adoption of motions were taken openly; that the meeting was held at the specified time and place convenient to the public; that notice of the meeting was properly published; and that the meeting was called and held in compliance with the provisions of the Michigan Open Meeting Act all the applicable provisions of the Act and with all of the procedural rules of the Board of Commissioners.

Attest:	Secretary:

By: John C. Neeb, III CFO

Page 2 of 3

Louise Ryan

BAY CITY HOUSING COMMISSION REGULAR BOARD MEETING ATTENDANCE LOG AND MEETING MINUTES

Date:	Date:	

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GUIDELINES FOR ELECTION OF BOARD OFFICERS FOR 2025 December 4, 2024

Nominations for officers of the Bay City Housing Commission Board may be nominated from the floor at the Annual Meeting on December 4, 2024. The positions of **President**, **Vice President** and **Secretary** are elected each year at the Annual Meeting.

The following table "Board Member Terms and Officers" lists the current Board of Commissioners by their Board terms. Nominations to serve as a <u>Board Officer</u> may only be made from current Commissioners.

BAY CITY HOUSING COMMISSION 2024 Board Member Terms in Office											
	11/8/2024										
Commissioners	Sector Represented	Served Since	Board Term (5 Yrs) Expires*	2021 Board Office (# Terms in Office)							
Debbie Kiesel	Government/Community Dvlp	7/19/2021	7/19/2025	Commissioner							
Sharon Brown	Mortgage Banking/Community Dvlp	6/1/2018	7/19/2026	Vice President (3)							
Ann Grady	Ecumenical/Support Svcs	10/28/2015	7/19/2027	President (3)							
Jim Whaley	Business - Accounting	12/6/2013	7/19/2028	Commissioner							
Louise Ryan	Resident	6/1/2018	7/19/2029	Secretary (3)							

^{* 5-}Year Term of Board Service (no term limits but must be reappontmented)

An excerpt of Sections 1-6 of the By-Laws of the Bay City Housing Commission pertaining to "Officers" is included below for convenience.

BAY CITY HOUSING COMMISSION BY-LAWS Article II Officers; Sections 1-6

Section 1 - Officers. The officers of the Commission shall be a President, a Vice President and Secretary.

Section 2 - President. The President shall preside at all meetings of the Commission, except as otherwise authorized by resolution of the Commission. The President shall sign all contracts, deeds and other instruments approved by and on behalf of the Commission. At each meeting, the President shall submit any recommendations and information relevant to the business, affairs, and policies of the Commission.

Section 3 - Vice President. The Vice President shall perform the duties of the President in the absence or incapacity of the President; and in the case of the resignation or death of the President the Vice President shall perform such duties as are imposed on the President until such time as the Commission shall select a new President.

^{**} Board Officers elected for one-year term at the December Annual Meeting. Limit of 3 consecutive years in each office.

^{***} Officer elections held in December during annual meeting.

Section 4 - Secretary. The Secretary shall keep the records of the Commission, shall act as secretary of the meetings of the Commission and record all votes, and shall keep a record of the proceedings of the Commission in a journal of proceedings to be kept for that purpose, and shall perform all duties incident to the office of the Secretary.

Section 5 - Additional Duties. The officers of the Commission shall perform such other duties and functions as may from time to time be required by the Commission or by-laws or rules and regulations of the Commission.

Section 6 - Election or Appointment. The President, Vice President and Secretary shall be elected at the annual meeting of the Commission from among the members of the Commission and shall hold office for one year or until their successors are elected and qualified. No Officer shall hold the same office for more than three (3) consecutive one-year terms.

THE ELECTION PROCESS

1. Open Nominations from the Floor - Nominations to serve as a <u>Board Officer</u> may only be made from current Commissioners. Members may nominate a candidate for one or more positions. Candidates from the floor may nominate themselves. A nominee may decline a nomination from the floor. Nominations must be seconded unless the bylaws indicate otherwise. Members may debate the nomination openly. Nominations require a majority vote to pass. A complete slate of officers may also be nominated in lieu of individual nominations for each position.

Board Office	Nominee 1 or Slate 1	Nominee 2 or Slate 2
President		
Vice President		
Secretary		

- 2. Close Nominations The Chair calls for nominations to be closed after all nominations are taken, not after each nomination. The chair will ask for a close of nominations when it is clear that all members have had an opportunity to nominate their candidates. Closing nominations requires a 2/3 vote.
- **3. Voting** In accordance with the by-laws, voting shall be by "voice vote." All votes will be decided by a simple majority of the Commissioners present.

4. Vote Count – Election Results

Officer Positions	2025 Board Officers	Voice Vote (Yays and Nays)
President		
Vice President		
Secretary		



NOTICE OF THE BAY CITY HOUSING COMMISSION 2025 BOARD MEETING SCHEDULE

During calendar year <u>2025</u> the Board meetings of the Bay City Housing Commission will be held physically at the offices of the Bay City Housing Commission, 315 14th Street, Bay City, Michigan at 2:00 P.M. on the following dates:

Wednesday, January 22, 2025

Wednesday, February 26, 2025

Wednesday, March 26, 2025

Wednesday, April 23, 2025

Wednesday, May 28, 2025

Wednesday, June 25, 2025

Wednesday, July 23, 2025

Wednesday, August 27, 2025

Wednesday, September 24, 2025

Wednesday, October 22, 2025

No meeting in November

Wednesday, December 3, 2025 Annual Meeting





CEO REPORT TO THE BOARD OF COMMISSIONERS December 4, 2024

1. Portfolio Performance – As of November 25, 2024, the total physical occupancy for the entire portfolio is 99.2% and Leased occupancy 101.2%. Applications on the wait list are approximately 653. There is currently one vacancy among the Market Rate units. However, there is a Housing Choice Voucher holder awaiting move-in.

BAY CITY HOUSING COMMISSION Portfolio Occupancy

Portfolio Occupancy														
11/25/24					Applications							Current		Percent
		Vacant			Approved							Waitlist	Waitlist	Change
	Total	Not	Vacant	Total	for Move-In		Physical	% Leased &	Intents to	Transfers	Vacant to	#Units ⁴	#Units Last	Over Prior
	Units	Ready	Ready	Vacant	(Leased)	Occupied	Occupancy	Occupied ¹	Vacate	Pending	Lease	9/3/2024	Quarter	Quarter
Smith Manor	141	0	0	0	4	141	100.0%	102.8%	-	-	-	142	98	44.9%
Maloney Manor	113	0	1	1	1	112	99.1%	100.0%	-	-	1	116	73	58.9%
SubTotal	254	0	1	1	5	253	99.6%	101.6%	-	-	1	258	171	50.9%
Pine Towers	115	0	2	2	3	113	98.3%	100.9%	-	-	2	110	103	6.8%
Maplewood Manor	158	0	0	0	3	158	100.0%	101.9%	-	-	-	69	68	1.5%
SubTotal (62+)	273	0	2	2	6	271	99.3%	101.5%		-	2	179	171	4.7%
Total All Highrise Bldgs	527	0	3	3	11	524	99.4%	101.5%	-	-	3	437	342	27.8%
Scattered Site (PH) Unit Mix														
1-BR	20	0	0	0	2	20	100.0%	110.0%	1	-	1	67	116	-42.2%
2-BR	47	1	0	1	0	46	97.9%	97.9%	-	1	1	56	113	-50.4%
3-BR	67	1	0	1	2	66	98.5%	101.5%	2	-	2	58	83	-30.1%
4-BR	39	0	0	0	0	39	100.0%	100.0%	-	-	-	19	33	-42.4%
5-BR	20	0	0	0	0	20	100.0%	100.0%	-	-	-	10	19	-47.4%
Total Scattered Site (P	193	2	0	2	4	191	99.0%	101.0%	3	1	4	210	364	-42.3%
Market/Master Lsd ³	2	1	0	1	0	1	50.0%	50.0%	-	-	1	6	6	0.0%
TOTAL PORTFOLIO	722	3	3	6	15	716	99.2%	101.2%	3	1	8	653	712	-8.3%

¹ Leased and Occupied units are units currently occupied plus "applications approved and scheduled for Move-in" (Leased)

- **2. Update on Capital Improvement Projects** Please view the attached Capital Improvement Projects memo.
- **3.** Communication Facilities Lease Amendments T-Mobile has executed a First Amendment to the communication facility lease that will allow the installation of additional equipment on the roof of Maloney Manor. We are awaiting final initials on last minute adjustments to the amendment language.
- **4. 504 Howard St.** The paperwork required to schedule the closing of the lot at 504 Howard from the State Land Bank Authority has not yet been provided by the SLBA.
- **5.** Management and Operations Review (MOR) Maloney Manor was the subject of an MOR review by HUD staff on October 17, 2024. The MOR rating was "Above Average".

 $^{^{2}\,}$ The majority of applications are listed on multiple wait lists. The wait list figures are not accurate per property.

³ Unrestricted, Non ACC and units master-leased.

^{4 9/3/2024 -} Waitlist figures indicate the number of units required to fill current applications. The number of applications per household is typically much higher.

- 6. Columbus Avenue Blight Removal Project
 - a. Bay County Land Bank Authority Grant No updates.
 - b. Environmental, Great Lakes, and Energy (EGLE) No updates.
- 7. **HOME Investment Program** We are presenting an updated proposal to the City for HOME and HOME-ARP funds. The purpose of the funds will be to develop in-fill affordable housing in the corridor running from 11th street to McKinley along N. Jefferson Ave.
- 8. Development Partner RFQ The agenda for the Annual Meeting includes staff recommendation for the selection of a development partner. Four responses were received from qualified development companies. Please refer to the Memorandum to the Board and Resolution #444 in the Board Packet.
- 9. Creation of a Nonprofit Subsidiary At its April 26, 2023, meeting of the Board of Commissioners, the Board approved the creation of a nonprofit community development corporation (CDC). The original intent was that the nonprofit organization would become qualified as Bay City's Community Housing Development Organization (CHDO). For several reasons, creating a new CHDO for Bay City is not practical currently. However, creation of a nonprofit subsidiary of BCHC is practical, and is advantageous over the long-term regardless of its ability to qualify as a CHDO. The subsidiary nonprofit Board would be determined by the BCHC Board of Commissioners and established so as to mirror the BCHC Board.

Resolution #445 is on the December 4th 2024, meeting agenda for review and consideration by the Board.

Currently, the Bay City Housing Commission owns three buildings (six units) that it proposes to transfer ownership into the nonprofit and begin to establish an operating history and asset base. See the Memorandum to the Board and Corporate Resolution #445 in the Board Packet.

- 10. 216 N Madison Ave BCHC owns 4 townhouse units at the location that are under a Master Lease to Michigan Community Services. BCHC is intending to terminate the Master Lease as of March 31, 2025. We can operate the buildings without leases to current residents until we complete our plans to rehabilitate the property. At that time, we would likely need to vacate the property to complete the rehabilitation. We may opt to use HOME or HOME or ARP funds to reposition the properties.
- **11. Financial Highlights for the Period** The current financial reports are attached. The reporting format has been condensed. Full reports will be provided each quarter.
- **12. Bay City Maplewood Manor LLC** We will hold the annual meeting for this entity following the BCHC Annual Board Meeting.

Attachments

- 1. Capital Improvement Project Update Memo
- 2. Financial Report Summaries for all Business Units

TO: William Phillips, Chief Executive Officer

FROM: Karl Opheim, Assistant Director

DATE: November 21, 2024

SUBJECT: 2024 Capital Improvements Update

Maplewood Manor Domestic Hot Water Generator. Two bids were received, and we selected the lowest qualified bidder, Remer Plumbing, Heating and Air Conditioning of Saginaw. After discussing the options with Remer's Vice President Mark Katz, we selected the least expensive option (\$26,100) replacing one water heater (not both) and this option was the most efficient model. We signed a contract on November 7th. I was remiss in the bid specifications and did not included any electrical work. Our hot water electrical connections need a couple of updates to comply with the current code, so that work will be added as a change order. Remer has had several major contracts and a subcontractor over the last 50 years with the Bay City Housing Commission, most recently they installed our new heating boilers at Smith Manor in 2020.

Pine Towers Exterior Column Repairs; Smith Manor Column Repairs; Maplewood Manor Balcony Repairs. Site work was completed at Pine Towers and Maplewood Manor before the November showers began. The change order for 13 additional balcony repairs totaled \$16,490. We had unit pricing for each type of repair. The replacement limestone panels for Smith Manor are expected to be shipped in mid-December. If our daytime temperatures remain above 32 degrees, work will not be interrupted we are told.

Pine Towers, Maloney Manor Fire Alarm Panel Upgrade. Our representative from Johnson Controls and their electrician did site reviews at Pine Towers and Maloney Manor on October 31st. They needed to verify each piece of equipment we have for the panel upgrade. We found a couple of equipment changes we need to make (pull station, remote annunciator) per code. We also found a mix of old and new strobes and detectors in each of our eleven-barrier free, handicapped designated apartments that we need to include with our system upgrade. No estimate received yet.

Scattered Site Electric Panel and Circuit Breaker Replacement, Round Four.

Maintenance staff received no-electrical power service call at a scattered site home this week and found a 100-amp main breaker broken. To our surprise we discovered this home had an electric panel manufactured by Gould Electrical which went out of business in 1993. Siemens has interchangeable circuit breakers, however none of our local electrical vendors had a 100-amp vertical main breaker we needed. ESCON electrician was able to rewire the panel for safe temporary power and we ordered a new Square D service panel to be installed the next day.

This service panel is one of 42 remaining forty to 45-year-old service panels. We plan to replace (and upgrade circuits, as needed) all remaining original service panels next year.

BAY CITY HOUSING COMMISSION Balance Sheet

10/31/2024

Multifamily Managed	Maplewood Manor (LIHTC)
pə	Smith Manor
Iultifamily Owned	Pine Towers
'W	Maloney Manor
Public Housing	Scattered Sites
Market	
Central Office	
All Program	Lines of Buiness

Accounts Receivable

Current Assets

Assets

Cash

Other Current Assets

Total Current Assets

Other Assets Fixed Assets

Total Assets

Deposits & Escrows

All Program	Central	Market	Public Housing	Mu	Multifamily Owned	d	Multifamily Managed
Lines of Buiness			Scattered Sites	Maloney Manor	Pine Towers	Smith Manor	Maplewood Manor (LIHTC)
1,946,106	176,975	125,643	335,282	214,542	176,252	275,487	641,925
243,149	162,846	2,101	53,399	4,821	4,273	5,029	10,679
3,879,320	125	0	55,816	957,908	965,484	1,162,112	737,875
5,526,605	1,969,564	2,185	3,110,029	50,541	57,651	58,658	277,977
11,595,180	2,309,511	129,929	3,554,527	1,227,812	1,203,660	1,501,286	1,668,456
15,101,979	456,329	2,945	2,096,371	1,208,751	1,132,157	1,443,329	8,762,097
1,368,055	1,151,498	0	216,557	0	0	0	0
28,065,214	3,917,338	132,874	5,867,455	2,436,562	2,335,816	2,944,614	10,430,553
475,483	57,416	887	98,082	71,474	86,567	72,537	88,520
746,389	120,684	700	194,058	113,140	139,856	75,688	102,264
1,198,067	1,198,067 (1,434,137)	0	(494,143)	0	0	0	3,126,347
2,419,939	2,419,939 (1,256,037)	1,587	(202,003)	184,614	226,422	148,225	3,317,131
25,384,529 260,746	5,195,034 (21,659)	129,306 1,981	6,133,812 (64,353)	2,274,057 (22,109)	2,122,611 (13,217)	2,790,230 6,160	6,739,480 373,942
25,645,275	5,173,374	131,287	6,069,459	2,251,948	2,109,394	2,796,390	7,113,422
28,065,214	3,917,338	132,874	5,867,455	2,436,562	2,335,816	2,944,614	10,430,553

Other Current Liabilities

Liabilities & Equity
Liabilities
Current Liabilities

Long Term Liabilities

Total Liabilities

Total Liabilities & Equity

Total Equity

Current Net Income

Equity Retained Earnings

6,160

260,746

Net Income (Loss)

BAY CITY HOUSING COMMISSION Income Statement

10/31/2024

		. ,						
	All Program	Central Office	Market	Public Housing	2	Multifamily Owned	pa	Multifamily Managed
	Buiness			Scattered Sites	Maloney Manor	Pine Towers	Smith Manor	Maplewood Manor (LIHTC)
Income								
Rental Income	1,791,711	0	2,985	96,838	74,086	78,323	93,618	1,445,861
Vacancy, Losses & Concessions	(14,502)	0	(734)	(230)	(2,811)	(42)	(450)	(10,235)
Net Rental Income	1,777,208	0	2,251	909'96	71,275	78,281	93,168	1,435,626
Service Related Income	40,907	40,907	0	0	0	0	0	0
Other Income	100,815	2,932	383	9,396	1,361	6,271	2,615	77,857
Total Income	1,918,931	43,839	2,634	106,003	72,636	84,552	95,783	1,513,484
Expenses								
Administrative Expenses	342,257	40,680	58	28,895	19,923	17,281	19,270	216,151
Utilities	260,319	868	68	901	24,738	11,867	. 25,112	196,765
Operating & Maintenance Expenses	284,572	2,005	394	38,417	13,303	11,830	14,747	203,878
Taxes & Insurance	254,426	11,516	93	26,817	11,230	12,473	12,900	179,397
Service Related Expenses	12,107	1,152	40	2,329	1,395	343	419	6,430
Total Operating Expenses	1,153,682	56,221	653	97,358	70,588	53,794	72,447	802,621
Net Operating Income (Loss)	765,249	(12,382)	1,981	8,645	2,048	30,758	23,337	710,863
Non-Operating Expenses								
Non-Operating Income	0	0	0	0	0	0	0	0
Capital Expeditures	174,805	0	0	92,69	24,156	43,974	. 17,177	19,922
Debt Services	110,766	0	0	0	0	0	0	110,766
Other Non-Operating Expenses	218,932	9,277	0	3,422	0	0	0	206,232
Total Non-Operating Expenses	504,503	9,277	0	72,998	24,156	43,974	17,177	336,920

Bay City Housing Commission Cash Transactions 10/1/2024 to 10/31/2024

Total of Checks	, Payments, Credit	Total of Checks, Payments, Credit Cards and ACH Transactions	•	593,330.02
Payroll Transactions	ctions			
Pay Date	10/9/2024	Management Wages Administrative Wages Maintenance Wages Employer Taxes Total Transfer		38,174,04 20,867.96 4,326.33 63,368.33
Pay Date	10/23/2024	Management Wages Administrative Wages Maintenance Wages Employer Taxes Total Transfer		37,941.88 20,906.82 4,309.88 63,158.58
Pay Date	1/0/1900	Management Wages Administrative Wages Maintenance Wages Employer Taxes Total Transfer		
Payment Date	Property ID	Vendor name	Memo	Sum of Amount
10/2/2024	2202	Capital One Bank (USA), N.A.	Maintenance Tech 1 Position	235.45
10/3/2024	MWM	Amazon	IPad & Screen Protector	13.98
10/3/2024	PT .	Amazon		562.98
10/4/2024	2202	ADP, Inc.	Payroll processing tee PD 10042024	206.41
10/7/2024	MM	Ring Central Ring Central	Digital rax lines Digital fax lines	21.23
10/7/2024	MWM	Ring Central	Digital fax lines	22.24
10/7/2024	PT	Ring Central	Digital fax lines	21.64
10/7/2024	SM	Ring Central	Digital fax lines	22.06
10/7/2024	SS	Ring Central	Digital Fav lines	32.79
10/8/2024	200	Alerus Financial	DC Payment - Admin	1,165.49
10/8/2024	3303	Alerus Financial	OC Fayment - Ling was managed by Avain Ordina Book - Payment - Long Repay	604.22
10/8/2024	2000	Alerus HCSP	HSCP Payment - Admin	82.76
10/8/2024	2000	Alerus HCSP	HSCP Payment - Withholding	436.14
10/8/2024	2202	Vantagepoint Transfer Agents-457	457 WH	1,739.95
10/8/2024	MM	Alerus Financial	DC Payment - Admin	257.35
10/8/2024	MM	Alerus Financial	DC Payment - Maint	138.12
10/8/2024	WW	Alerus HCSP	HSCP Payment - Admin	34.30
10/8/2024	MM	Alerus HCSP	HSCP Payment - Maint	18.41
10/8/2024	Z Z	Spectrum Enterprise	Community Room Internet	119.34
10/8/2024	MWM	Alerus Financial	Dr. Payment - Admin	288.33
10/8/2024	MWM	Alerus Financial	UC Payment Admint	278.97
10/8/2024	MMM	Alerus HCSP	HSUCH PAYMENT Admin	38.43
10/8/2024	MWM	Cintas Corn #346	inschwing Payment - Maint.	336.46
10/8/2024	ь	Alerus Financial	icony in the control of the control	27.170
10/8/2024	: L	Alerus Financial	DC Payment - Maint DC Payment - Maint	290.91
10/8/2024	PT	Alerus HCSP	HSCP Payment - Admin	36.22

House the story of	Payment Date Property ID	5		
wow control forms to feet and an account of the control feet and account of feet account of fe			ts Water/sewer/elec/trash from 08/22/2024-09/22/2024	12,896.52
wind bring Street, the Annea Transcriptor, the Annea T			09/06/2024-10/03/2024	277.61
wow strained from the factor titled from the factor for the factor for the factor from the factor for the factor from the fact			Deposit Refund	211.00
How may be a straight straight with a straight of the control with a straight of the control with a straight with a straight with a straight of the control with a straight wi			install trin ring on pane	1.470.00
www. contributed for angenerate LLC Special for			Deposit Refund	264.00
MANN Construction Humpstrend, LLC Monder parent for the Minister of Manne Residue (Manne Residue) Monder parent for the Minister of Manne Residue (Manne Residue) Monder parent for the Minister of Manne Residue (Manne Residue) Monder parent for the Minister of Manne Residue (Manne Residue) Monder Parent for the Minister of Manne Residue (Manne Residue) Monder Parent for the Manne Residue (Manne Residue) Monder Parent for the Manne Residue (Manne Residue) Monder Residue) Monder Residue (Manne			Deposit Refund	304:00
March Residue Control of Section Control of			Management Fee - Maplewood Manor-MWM-10/20241728547683	7,439.17
www State Stat			Vendor Payment Fees	17.25
WAND STOTE LINE OF CENTON CHART SESS SESSION CHART			PM Software and Compliance	1,364.74
WINNAM VIOLENTED TO LIGHT AND CONTRICT AND			Lawn care services .	420.00
MANAM Unterligened Freight da Birthorer Standing genetics MANAM Findering parentes President genetics MANAM Findering parentes Thresident Genetics Thresident Genetics MANAM Findering Section Casters Thresident Genetics Thresident Genetics Thresident Genetics MANAM Findering Section Casters Thresident Genetics Thresident Genetics Thresident Genetics MANAM Findering Section Casters Comment Benefit Findering Section Casters Thresident Genetics Thresident Genetics MANAM Findering Section Casters Comment Benefit Comment Genetics Thresident Genetic			Office 365 subscriptions for 07/24	54.00
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MANNA Protection for powers In Not power and power			Shrading services	45.00
MWWM Dependency Carean Trebesie drawin in page pate of the control of Carean Trebesie drawin in page pate of Carean Trebesie drawin in page page page page page page page page			ink for noctable meter	18.25
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HANNA TO THE REPORT AND CONTRICTIONS OF THE REPORT OF THE			Outsign and mixed so softwells Z-pour ZC-anip Dreakers and a softwell z-pour Z-	3,800.00
WMMA Entity Residence Account of any formation of a			Out the Issue unit does write a receptacles to have separate heutrals with Ac being on it's own circuit	169.UC
March Marc				1,346.00
			703.45 - 1/21 -	100:00
WMW Title state of seat moting Deposit Resultad MMM Title state of seat moting Deposit Resultad MMM Procession State of seat moting Deposit Resultad PT Number of State of seat moting Deposit Resultad PT Unclaimed Stage for seglid Ace Jacobine Procession State of State			LIS VACET/SEWE/FEEC/(ITASH HOM VO/2Z/ZUZ4-05/ZZ/ZUZ4-	17,161.0
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MANN A Solide, Limited V Deposit Return feet Peet Control Real-Peet Control Real-Pee			Deposit Refund	195.00
First Realinger, Inc. Re			Deposit Refund	370.00
PT Realizing (inc.) Principle Plancing Sealing		Abell Pest Control	Monthly bedbug inspection	462.00
PT Readling age into. Office a 56 stool of Compilance PT Unclaimed Freight Ace Hendows		RealPage, Inc.	Vendor Payment Fees	17.25
PT SWANGA, Inc. Control Edit Sol Subscriptions for 07/24 PT Unclaimed Freight Ace Hardware Profess of Subscriptions for 07/24 Profess of Subscriptions for 07/24 PT Unclaimed Freight Ace Hardware Profess of Subscriptions for 17 profess of Subscriptions of Subscriptions for 17 profess of Subscriptions for 17 profess of Subscriptions for 17 profess of Subscriptions for 12 profess for 12 profes		RealPage, Inc.	PM Software and Compliance	993.32
PT Unclaimed Frieght Ace bindware Fisher B		SAMSA, Inc.	Office 365 subscriptions for 07/24	54.00
PT Unclaiment Frieglt Ace Hardware Wood Claim brush PT Return From Browners Inclaiment Frieglt Ace Hardware No. Processes Representation of the Processes Represent Fee - Pine Towers - PT-9/2024/128909607 Processes Representation of Representation of Representation of Acet Acet Acet Acet Acet Acet Acet Acet		Unclaimed Freight Ace Hardware	Fasteners	0.34
PT Plantive Bowes Printing Bowes Bit for the path and the pat		Unclaimed Freight Ace Hardware	Wood foam brush	8.26
PT Bit Circling, Furthing, Purtell & Bit issetting Commission Management Fee - Pine Towers-PT-9/20241728809607 PT Batteries Pins Betteries Pins Betteries Pins Betteries Pins PT Clements Rectric inc Fee panel power backup and generator Fee panel power backup and generator Fee panel power backup and generator PT Clements Rectric inc Fee panel power backup and generator Fee panel power backup and generator PT Clements Rectric inc Fee panel power backup and generator feel Feel panel power backup and generator feel PT Consumers Steries of Consumers steries of Consumers steries of English and Install 10 Siemens 2-pole 20-amp breakers and neutral conductors for the laundry outlets on the 3rd and 7th floor PT Consumers Steries of Consumers ste		Pitney Bowes	Ink for postage meter	18.26
PT Birthelie Bhrisstelle B		Bay City Housing Commission	Management Fee - Pine Towers-PT-9/20241728909607	6,647.0
PT Batteries Plus Batteries Plus Batteries Plus Batteries Plus PT Clements Electric Inc Installation of additional outlet to community room and emergency circuit to front door controller PT Clements Electric Inc Frain Electric Inc<		Birchler, Fitzhugh, Purtell & Brissett	tte, Legal fees	214.50
PT Batteries Bits File patient belower beach and generation. PT Clements Electric inc Fire patient belower beach and present below. Fire patient of a distillation of a distil		Batteries Plus	Battery for Lt Blue backup	100.6
PT Clearents Electric Inc Installation of additional outlet to community room and emergency circuit to front door controller PT Clearents Electric Inc Furnish and install 10 Siemens 2-pole 20-amp breakers and neutral conductors for the laundry outlets on the 3rd and 7th floor PT Carquest Auto Parts Belf for rooftpount Per process PT Consumers Energy - Routine Og/303/2024-10/06/2024 PT Consumers Energy - Routine Og/303/2024-10/06/2024 PT Consumers Energy - Routine Og/303/2024-10/06/2024 PM Consumers Energy - Routine Og/303/2024-10/06/2024 SM Menards Per process Per process SM Richard Bage, Inc. Per odor Payment Fees Per process Per process Per process SM Richard Bage, Inc. Per process Per process </td <td></td> <td>Batteries Plus</td> <td>Fire panel power backup and generator</td> <td>136.20</td>		Batteries Plus	Fire panel power backup and generator	136.20
PT Cleanents Blectric inc. Furnish and install 10 Siemens 2-pole 20-amp breakers and neutral conductors for the laundry outlets on the 3rd and 7th floor PT Carquest Auto Parts Bett for rooftpp unit Bett for rooftpp unit Bett for rooftpp unit PT Consumers Ench Recent Description On Stage Provision Provision PT ToNAMARK, Inc (Munch's Supply LLC) Betts for replacement on rooftpp unit Could not order all at Carquest American State of Provision Provision Provision Provision SM Realiage, Inc. Validor Payment Fees Provision		Clements Electric Inc	Installation of additional outlet to community room and emergency circuit to front door controller	260.00
PT Foster Blue Water Oil generator fuel PT Clarquest Auto Patient Pet Tronofloop unit PT Consumers Benegy - Routine 99/2024-JU06/2024 PT TroMAMAR, Inc (Munch's Suply LLC) Belts for replacement on rondrop unit-Could not order all at Carquest SM Meanats North Payment Fees SM Realingage, Inc. Vendor Payment Fees SM Rick Is awn & Garden Lawn care services SM SAMASA, Inc. Office Supplies-corp paper, fasteners stables SM Stables Office Supplies-corp paper, fasteners stables SM Fined begot Credit Services Stables corp paper, fasteners stables SM Home Depot Credit Services Stables corp paper, fasteners stables SM Home Depot Credit Services Stables corp paper, fasteners stables SM Home Depot Credit Services Stables corp stables Stables corp stables		Clements Electric Inc	Furnish and install 10 Siemens 2-pole 20-amp breakers and neutral conductors for the laundry outlets on the 3rd and 7th floor	1,850.00
PT Carquest Auto Parts Belt for notiop unit PT Optimely Bowes of Reserve Account Potting Bowes Potting Bowes Potting Bowes PT Consumance streets (Auto Part) Potting Bowes Potting Bowes Potting Bowes SM Menadage, Inc. PM Software and Compliance PM Software and Compliance SM Real-Bage, Inc. PM Software and Compliance PM Software and Compliance SM Strables, Inc. PM Software and Compliance PM Software and Compliance SM Strables, Inc. PM Software and Compliance PM Software and Compliance SM Strables, Inc. PM Software and Compliance PM Software and Compliance SM Strables Office Supplies-cony paper, fasteners, staples Strables SM Street Streets LLC Streeding services and pest control Streeding services and and stepping Streets and pest control SM Home Depot Credit Services Sand and stepping Streets and pest control Street Streets and Street of Streets and Street and Street and Street		Foster Blue Water Oil	generator fuel	87.89
PT Pittery Blowss Inc Reserve Account Postage PT Consumers Energy - Routine Polg/3/2024-10/06/2024 PT TOMMARAR, Inc (Munch's Supply LLC) Belts of Packets, Inc (Munch's Supply LLC) Belts and Compliance Packets, Inc (Munch's Supply LLC) Belts and Compliance SM Realbage, Inc. Privator Payment Fees Privator Payment Fees SM Realbage, Inc. Provided Payment Fees Provided Payment Fees SM Realbage, Inc. Provided Payment Fees Provided Payment Fees SM Stables Clifice Supplies envelopes and Compliance Provided Payment Fees Provided Payment Fees SM Stables Office Supplies envelopes and Compliance Provided Payment Fees Provided Payment Fees SM Strade Experts LLC Stred Experts Stred Experts Stred Experts Stred Experts SM Pitney Bowse Compliance and Compliance Provided Payment Fee - Smith Manor-SM-9/20241728909607 SM Home Depot Credit Services 24 and and Stepping Stones 24 and and Stepping Stones 24 and and Stepping Stones SM Home Depot Credit Services 164 Step stones 164 Step stone		Carquest Auto Parts	Belt for rooftop unit	29.16
PT Consumers Energy- Routine 09/03/2024-10/06/2024 PT TOMMARKS, Inc (Munch's Supply LLC) Betts for replacement on norlogo unit-Could not order all at Carquest SM Meanads Sheliving, brackets, tool, lock SM RealPage, Inc. Portion of Sheliving, brackets, tool, lock SM RealPage, Inc. Portion of Sheliving, brackets, tool, lock SM RealPage, Inc. Portion of Sheliving, brackets, tool, lock SM ShadsA, inc. Portion of Sheliving, services SM ShadsA, inc. Office Supplies-copy paper, fasteners, staples SM ShadsA, inc. Office Supplies-copy paper, fasteners, staples SM ShadsA, inc. Office Supplies-copy paper, fasteners, staples SM Shred Experts LLC Shred Staples services ShadsA, staples SM Home Depot Credit services Shads Report Credit services ShadsA, staples stands SM Home Depot Credit services State and India Staples Hand bepot Credit services ShadsA state and India Staples SM Cements Electric Inc. Furnish and install 41 Eaton 2-pole 20 amp breakers; 20 Eaton 2-pole 15-amp breakers SM		Pitney Bowes Inc Reserve Account		100.00
PT TOMMMARK, Inc (Munch's Supply LLC) Belts for replacement on rooffop unit-Could not order all at Carquest SM Meanads Shekings, brackets, tool, lock Shekings, brackets, tool, lock Shekings, brackets, tool, lock SM RealPage, Inc. PM Software and Compliance PM Software and Compliance SM Stables Inch Card Payment Fees PM Software and Compliance SM Stables Office Supplies-copy paper, fasteners, staples Sheed Experts LC Shred Experts		Consumers Energy - Routine	09/03/2024-10/06/2024	246.46
SM Monemards Shelving, brackets, tool, lock SM RealPage, Inc. Vendor awnent Fees SM RealPage, Inc. PM Software and Compliance SM Richs Lawn & Garden Lawn care services SM SAMSA, Inc. Office Supplies-envelopes SM Staples Office Supplies-copy paper, fasteners, staples SM Shred Experts LLC Shred ding services SM Phtreay Bowes Office Supplies-copy paper, fasteners, staples SM Home Depot Credit Services Shad and Stepping Stones Shad and Stepping Stones SM Home Depot Credit Services Shad and Stepping Stones Shad and Stepping Stones SM Home Depot Credit Services Shad stated Iumber, Paint supplies, Hardware supplies and pest control SM Home Depot Credit Services State Stones Invitable and install 141 Eaton 2-pole 20-amp breakers; 9 Eaton 3 pole 20-amp breakers SM Scott Chestrey New countertop for unit 415 New countertop for unit 415 SM Rightway Remediation, LLC Remove ACM Floor tile & Air Clearance Apt 415				254.32
SM RealPage, Inc. Vendor Payment Fees SM RealPage, Inc. PM Software and Compliance SM RealPage, Inc. PM Software and Compliance SM SAMSA, Inc. Office Supplies-envelopes SM Staples Office Supplies-envelopes SM Staples Office Supplies-envelopes SM Staples Office Supplies-envelopes SM Pittery Bowes Office Supplies-envelopes SM Home Depot Credit Services Sand and Stepping Stones Sand and Stepping Stones SM Home Depot Credit Services 2At treated fumber, Paint supplies, Hardware supplies and pest control Sand and Stepping Stones SM Home Depot Credit Services Ternish and install 141 Eaton 2-pole 20-amp breakers; 20 Eaton 2-pole 15-amp breakers Better Inc. SM Rightway Remediation, LLC Remove ACM Floor tile & Air Clearance Apt 415			Shelving, brackets, tool, lock	86.93
SM RealPage, Inc. PM Software and Compliance SM Richs Lawn & Garden Lawn care services SM Stables Office Supplies-cropy paper, fasteners, staples SM Staples Office Supplies-cropy paper, fasteners, staples SM Straples Office Supplies-cropy paper, fasteners, staples SM Straples Office Supplies-cropy paper, fasteners, staples SM Pittery Bowers In Korp Stage meter Staples SM Home Depot Credit Services Sand and Stepping Stones And and Stepping Stones And and Stepping Stones SM Home Depot Credit Services 2x4 treated lumber, Paint supplies, Hardware supplies and pest control State Stepping Stones State Stepping Stones State Stones SM Clements Electric Inc Furil State Stones And Stote Stones State Stones State Stones State Stones SM Rightway Remediation, LLC Remove ACM Floor tile & Air Clearance Apt 415			Vendor Payment Fees	17.25
SM Richs Lawn & Garden Lawn care services SMASA, Inc. Office 365 subscription SM Staples Office 365 subscription SM Staples Office Supplies-copy papers SM Shred Experts LLC Shredding services SM Bay City Housing Commission Management Fee - Smi SM Home Depot Credit Services Sand and Stepping Stor SM Home Depot Credit Services 2X4 treated lumber, Pa SM Clements Electric Inc Furnish and install 141 SM Scott Chesney Inchish and install 141 SM Scott Chesney New countertop for un SM Sightway Remediation, LLC Remove ACM Floor tile			PM Software and Compliance	1,217.91
SM SAMSA, Inc. Office 365 subscription SM Staples Office Supplies-copy page SM Strables Office Supplies-copy page SM Shred Experts LLC Shredding services SM Pitrhey Bowes Ink for postage meter SM Home Depot Credit Services Sand and Stepping Stor SM Home Depot Credit Services 2X4 treated lumber, Page SM Home Depot Credit Services 16x16 step stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Sightway Remediation, LLC Remove ACM Floor tile			Lawn care services	420.00
SM Staples Office Supplies-envelop SM Staples Office Supplies-copy patched SM Shred Experts LLC Shred Sperts LLC Shred Sperts LLC SM Plane Pawes Ink for postage meter SM Home Depot Credit Services Sand and Stepping Stor SM Home Depot Credit Services 2x4 treated lumber, Pa SM Home Depot Credit Services 16x16 step stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile			Office 365 subscriptions for 07/24	54.0
SM Staples Office Supplies-copy pa SM Shred Experts LLC Shred Ground Shred Experts LLC Shred Experts LLC Shred Ground Shred Shr			Office Supplies-envelopes	12.61
SM Shred Experts LLC Shredding services SM Pitney Bowes Ink for postage meter SM Home Depot Credit Services Sand and Stepping Stor SM Home Depot Credit Services 2X4 treated lumber, Pa SM Home Depot Credit Services 1xx4 ireated lumber, Pa SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Sightway Remediation, LLC Remove ACM Floor tile			Office Supplies-copy paper, fasteners,staples	101.7
SM Pitney Bowes Ink for postage meter SM Bay City Housing Commission Management Fee - Smi SM Home Depot Credit Services 2x4 treated lumber, Pa SM Home Depot Credit Services 1xx4 steps stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile			Shredding services	45.00
SM Bay City Housing Commission Management Fee - Smi SM Home Depot Credit Services Sand and Stepping Stor SM Home Depot Credit Services 2X4 treated lumber, Pa SM Home Depot Credit Services 16x46 step stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile			Ink for postage meter	18.26
SM Home Depot Credit Services Sand and Stepping Stor Home Depot Credit Services 2X4 treated lumber, Par SM Home Depot Credit Services 16x16 step stones SM Clements Electric Inc. Furnish and install 141 SM Scott Chesney New countertop for un Sight-way Remediation, LLC Remove ACM Floor tile			Management Fee - Smith Manor-SM-9/20241728909607	8,202.70
SM Home Depot Credit Services 2x4 treated lumber, Pa SM Home Depot Credit Services 16x16 step stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile			Sand and Stepping Stones	37.76
SM Home Depot Credit Services 16x16 step stones SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile			2X4 treated lumber, Paint supplies, Hardware supplies and pest control	145.56
SM Clements Electric Inc Furnish and install 141 SM Scott Chesney New countertop for un SM Rightway Remediation, LLC Remove ACM Floor tile				89.40
SM Rightway Remediation, LLC			Furnish and install 14 Laton 2-pole 20-amp breakers; 20 Eaton 2-pole 15-amp breakers; 9 Eaton 3 pole 20-amp breakers	8,600.00
SIM KIBRILWAY NEMENIALION, LLC			NEW COURTER OF ALL TO THE TOTAL OF ALL TOTAL OF ALL TO THE TOTAL OF ALL TO THE TOTAL OF ALL TO THE TOTAL O	330.00
The state of the s		rightway remediation, LLC		900.00

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State Content Conten	10/14/2024	SM	Bay City Treasurer - Utility Payments	ts Water/sewer/elec/trash from 08/22/2024-09/22/2024	12, 786.91
State	0/14/2024	SM	Consumers Energy - Routine	09/06/2024-10/03/2024	578.26
8.8 Name of Properties (1998) 8.8 Name of Properties (1998) 8.8 Standard, or Compared (1998) 8.8 Standard, or Compared (1998) 8.8 Department of Compared (1998) 8.9 Department	.0/14/2024	SM	Jack's Tree Service, Inc.	Tree Trimming	950.00
8.8 Monthly Register Monthly Active and of Compliance 8.8 Security Compliance Page 2017-100-100-100-100-100-100-100-100-100-	0/14/2024	SS	RealPage, Inc.	Vendor Payment Fees	17.25
\$5 MONACA, ILL. CONTROL SESSION \$5 SAMACA, ILL. CONTROL SESSION CONTROL SESSION \$5 STATEMENT OF THE PROPERTY OF THE PROPE	0/14/2024	SS	RealPage, Inc.	PM Software and Compliance	1,667.04
8.8 Studiob. Inc. Ciffe 8 and biodine from 10.32 and biod	0/14/2024	SS	Richs Lawn & Garden	7011st	225.00
\$5. Siegler Office & Supplication Depth descriptions \$5. Strained State of Control of the Supplication Depth descriptions Control of Cont	0/14/2024	SS	SAMSA, Inc.	Office 365 subscriptions for 07/24	87.00
55 Stapping Other Application of Control Application of C	.0/14/2024	SS	Staples	Office Supplies-Open top file container	15.66
\$5 Situated Separation Separation Separ	0/14/2024	SS	Staples	Office Supplies-copy paper	92.00
\$5 Office (Nove) Office (Nove) Office (Nove) Office (Nove) \$5 Departuable Sever (Cleaner) Office (Nove) Office (Nove) Office (Nove) \$5 Submitted (Nove) Office (Nove) Office (Nove) Office (Nove) Office (Nove) \$5 Submitted (Nove) Office (Nove) Office (Nove) Office (Nove) Office (Nove) Office (Nove) \$5 Submitted (Nove) Over (Nove) Office (Nove) Office (Nove) Office (Nove) Office (Nove) \$5 Submitted (Nove) Over (Nove) Office (Nove)	0/14/2024	SS	Shred Experts LLC	Shredding services	30.00
\$3 Departuable Seword Closerers Colorability Closers Colorability Closers Colorability Closers Colorability Closers Colorability Closers Season Closerers Colorability Closers Season Closerers Season Closerers Colorability Closers Season Closerers	0/14/2024	SS	Pitney Bowes	ink for postage meter	18.26
\$5 Special conductions: Provide other states of the conduction	0/14/2024	SS	Dependable Sewer Cleaners	Cloeeed upstairs toilet	175.0
\$5 Stepanio Condiguis (Condiguis) Significant Condiguis Signi	0/14/2024	SS	Dependable Sewer Cleaners	Main line backing up - 607 Frank St	120.
s Sequent method Company of the Power Sequence States of Sequence States Seque	0/14/2024	SS	Fscon Group, Inc.	Replace electric service panels & add circuits at 3 hedroom dwellings	34.905
\$5 Biolotic Finange Controlled Committed Procession of Committed \$5 Biolotic Finange Controlled Committed Procession of Committed \$5 Annual Entering Committed Procession of Committed \$5 Control of Entering Committed Procession of Committed \$6 Broad Committed Procession of Committed \$6 Broad Committed Procession of Committed \$6 Broad Committed Procession of Committed Procession of Committed \$6 Broad Committed Procession of Committed Procession of Committed Procession of Committed \$6 Broad Committed Procession of Committed Procession of Committed Procession of Committed Procession of Committed \$6 Broad Committed Procession of Committed<	0/14/2024	8	Sequip Limber Company	ito Drovall 5/8448	79
SS Inchest Carponal Parent Base (See Mission See M	0/14/2024	8 %	Ray City Housing Commission	January John J. Scribts of StrackSc. 9/70741778910691	10 712
SS Amount Depot (Sept Services) State Service depot Services SS Moderation (Sept Services) State Service depot Services SS Moderation (Sept Services) Services (Sept Services) SS Moderation (Sept Services) A Data of Learny 21.2 Vectors (Sept Services) SS Carbon violational and Control of Control	0/14/2024	3 %	Birchler Eitzbugh Burtell & Brissett	in large force	3.400
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SS Montain Entering An object Cleaning \$2.15 Websites Street SS Pulsage Bowse Incide Recover, Clearly Page 120 Websites Street An object Cleaning \$2.15 Websites Street SS Recover, Clearly Page 120 Websites Street Pulsage Bowse Incide Recover, Clearly Page 120 Websites Street SS Bits COTT Treasure - Utility Page 120 Websites Street An object Clearly Recover, Clearly Page 120 Websites SS Bits COTT Treasure - Utility Page 120 Websites Treasure - Utility Page 120 Websites Treasure - Utility Page 120 Websites SS Bits COTT Treasure - Utility Page 120 Websites	10/14/2024	SS	Medler Electric Company	GFCI Receptacles	401.
SS Principal Spaces in Reserve Account. Findings on Spaces. In Reserve Account. Findings on Spaces. In Reserve. Probable Spaces. In Reserve. Probbe Spaces. In Reserve. Probable Spaces. In Reserve. Probable Sp	10/14/2024	S	Modernistic	Air Duct Cleaning 1312 Webster Street	395.
SS Contract inclinations of a 2024 file before Content for Castour Kinnwidt 154 place youngest age group SS Refundation of a 2024 file before Content for Castour Kinnwidt 154 place of a 2022 file before Content 154 place SS Bay CUTY Treaturer - Utility Playments Dullity Depart of a 2022 file before Content 154 place SS Say CUTY Treaturer - Utility Playments Dullity Depart of a 2022 file before Content 154 place SS Say CUTY Treaturer - Utility Playments Dullity Depart in 152 Venture and England Content 154 place of a 2022 file place of 2022 file place place place of 2022 file place of 2022 file place of 2022 file	10/14/2024	SS	Pitney Bowes Inc Reserve Account	Postage	00.009
55 Reanant Cuttly Payments Market Recent Contect. J. 2024 (Fire Researce Contect. J. 2024) 56 Bay CUTY Treasurer - Utility Payments Market Rewell Recent Market Rewell Researce Contect. J. 2024 (Fire Researce Programs of Payment State Payment Payment State Payment State Payment State Payment State Payment Payment State Payment State Payment State Payment State Payment Payment State P	10/14/2024	SS	Octavia Kalinowski	2024 Fire Poster Contest for Octavia Kalinowski - 1st place youngest age group	50.00
SS BAY OFF Treasurer - Veligible Finits. Nation Metal (wavef Circle State) SS BAY OFF Treasurer - Veligible Finits. National velocity State of Management and Anna Circle State. SS BAY CIV Treasurer - Veligible Finits. National velocity State. National Circle State. SS BAY CIV Treasurer - Veligible Finits. National Circle State. Company State. National Circle State. SS BAY CIV Treasurer - Unlike Playments.	0/14/2024	SS	Reanna Crowl	2024 Fire Poster Contest - 1st place	50.00
\$5 89 by Orth Treasurer - Unity Opposed 1. \$131. Webster - Tablith Borth - MI 10/01/0203 \$5 80 y Coft Treasurer - Unity Opposed 2. \$131. Webster - Tablith Borth - MI 10/01/0203 \$5 80 y Coft Treasurer - Unity Opposed 2. \$131. Webster - Tablith Borth - MI 10/01/0203 \$5 80 y Coft Treasurer - Unity Opposed 2. \$131. Webster - Tablith Borth - MI 10/01/0203 \$5 80 y Coft Treasurer - Unity Opposed 2. \$170. \$1. \$10. \$10. \$10. \$10. \$10. \$10. \$10	0/14/2024	SS	Bay City Treasurer - Utility Payments	ts Water/sewer/elec/trash from 08/22/2024-09/22/2024	276.59
SS Bit Vol. Treasurer. Utility Paperents 1 Uti	0/14/2024	SS	Bay City Treasurer - Negative Rents	Negative rent payment	7,724
\$5 Bill y Goat Law Care LLC Accordance Author Resource - Lighty Payments Utility Paym	.0/14/2024	SS	Bay City Treasurer - Utility Payments	ts Utility Deposit - 1312 Webster - Tabitha Booth - MI 10/01/2024	300
\$5 Billy Goat Law Care LLC Vacant Havn cutting, Author RT IIII, August Hann Cutting, August Hann Cu	0/14/2024	SS	Bay City Treasurer - Utility Payments	ts Utility Deposit - 702 Elm - John Solano & Sheri Komecky MI 09/25/2024	300
\$5 Bill VG Oach Lawner Care LLC Vacant Harmon SATOP 2012 \$5 Bill VG Oach Lawner Care LLC Vacant Lawner Care LLC Vacant Lawner Care LLC \$5 Beach CVFT Treasurar - Utility Payments Treated Care Care Care Care Care Care Care Care	.0/14/2024	SS	Billy Goat Lawn Care LLC	Vacant lawn cutting - Mow & Trim - 702 Elm St	130
Sist Bit Off Treasurer - Utility Spreament - U	0/14/2024	SS	Billy Goat Lawn Care LLC	Vacant lawn cutting - 1271 Harrison St/702 Elm St/1312 Webster St	585.00
SS Bay Cuff, Treasurer - Utility Payments Untility Usage - Vacant and Tenant Charge - 1321 Webster - L. Martinec 06/12/2024 - 09/01/2024 SEAC RealPage, Inc. Tree frimming-graft Transholl/1259 Harrison/395 38th/1008 Webster/1107 Leng/1214 Webster RealPage, Inc. SCCC Amazon PM Software and Compliance COCC Captal One Bank (LIASA), NA. Ambrith Zoon Subscription COCC Captal One Bank (LIASA), NA. Ambrith Zoon Subscription MWM Spectrum Enterprise Telephone & Internet. FT Amazon Payroll processing the PRELOZZZZAA COCC Autral pay Gliphones Consumers Stenegy- Routine Payroll processing the PRELOZZZZAA COCC Versal Routine Office phones Gliphones COCC Versal Routine Office phones Amazon MMM Verton Mi	0/14/2024	SS	Bay City Treasurer - Utility Payments	ts Tenant Charge - MO utilities - C. Gerard - 1271 Harrison	22.81
SS Jack's free Service, Inc. Tree Timoning, Lath Timonbull, 1209 Harrison/395 38th/1008 Webster/71107 Leng/1214 Webster BCHC Housing Authority Risk Retention Grow Reminursable Deductible Invoice PM Software and Compliance COCC Capital One Bank (USA), M.A. Monthly Zoom subscription MWM Spectrum Enterprise To Community Room Internet. Replace Invoices NWM Spectrum Enterprise To Community Room Internet. Replace In	0/14/2024	SS	Bay City Treasurer - Utility Payments	ts. Utility Usage - Vacant and Tenant Charge - 1312 Webster - L. Martinez 08/12/2024 - 09/01/2024	62.00
BCHC Real/leage, Inc. Post/Activate and Compiliance BCHC Housing Authority Risk Retention Grompilance Post/Activate and Compilance COCC Amazon Volvidoors-M. MicQuarter COCC Spectfural fixer fixe	:0/14/2024	SS	Jack's Tree Service, Inc.	Tree Trimming-1211 Trumbull/1269 Harrison/305 38th/1008 Webster/1107 Leng/1214 Webster	5,550.00
BCMC Housing Authority Risk Retention Gr Rembursale Deductible invoice COCC Annanom Annanom Annanom Annanom COCC Spectrum Enterprise Telephone & Internet Annanuthy Room Internet MMM Spectrum Enterprise Telephone & Internet Annanuthy Room Internet PT Spectrum Enterprise Telephone & Internet Annanuthy Room Internet PT Spectrum Enterprise Telephone & Internet Annanuthy Room Internet SM Spectrum Enterprise Telephone & Internet Annanuthy Room Internet SM Spectrum Enterprise Telephone & Internet Annanuthy Room Internet SM Spectrum Enterprise Telephone & Internet Annanuthy Room Internet SM Spectrum Enterprise Telephone & Internet Annanuthy Room Internet SM Annanuthy Room Internet Annanuthy Room Internet Annanuthy Room Internet COCC Vertrom Wreless Cell phones Annanuthy Room Internet MMM Star 2 Star Communication Office phones MMM Star 2 Star Communication Office phones	:0/14/2024	ВСНС	RealPage, Inc.	PM Software and Compliance	12.47
COCC Capital One Workboots - M. Michanter COCC Capital One Bank (LiSA), N.A. Monthly Zoom Subscription MMM Spectrum Enterprise Telephone & Internet & Prome Telephone & Internet &	0/14/2024	ВСНС	Housing Authority Risk Retention Gr	rc Reimbursable Deductible Invoice	393.
COCC Capital One Bank (USA), N.A. Monthly Joom Subscription COCC Capital One Bank (USA), N.A. Inhelphone & Internet MWM Spectrum Enterprise Telephone & Internet MWM Spectrum Enterprise Telephone & Internet PT Capital One Bank (USA), N.A. Arbag sensor for work truck PT Spectrum Enterprise Telephone & Internet PT Spectrum Enterprise Telephone & Internet SM Spectrum Enterprise Telephone & Internet SM Arbag sensor for work truck Cocc Over Internet Arbag sensor for work truck Cocc Vertice More San truck Cell phones MM Vertice More San truck Coll phones MWM Vertice More Senegy - Routine Cell phones MWM Vertice Wile Senegy - Routine Cell phones MWM Vertice Wile Senegy - Routine Cell phone	0/15/2024	2202	Amazon	Workboots - M. McQuarter	219
COCC Spectrum Enterprise Telephone Runtent MWMA Spectrum Enterprise Telephone & Internet MVMA Spectrum Enterprise Telephone & Internet PT Capital One Bank (USA) IN A. Arbaga sensor for work truck PT Spectrum Enterprise Telephone & Internet PT Spectrum Enterprise Telephone & Internet SA Ample Inc. Power Tool Extractor Set/Range Hood Filter COCC ADP, Inc. Payol processing fee PRET002202a COCC ADP, Inc. Provion Wireless Cell phones COCC Version Wireless Cell phones Star 2 Star Communication COCC Version Wireless Cell phones Star 2 Star Communication COCC Consumers Energy - Routine Natural gas distribution Cell phones COCC Consumers Energy - Routine Office phones Ample Inc. MM Veriton Wireless Cell phones MWM Veriton Wireless Cell phones MWM Siar 2 Star Communication Office phones MVMM Siar 2 S	0/17/2024	2202	Capital One Bank (USA), N.A.	Monthly Zoom Subscription	16.95
MMM Spectrum Enterprise Telephone & Internet MWM Spectrum Enterprise Community Room Internet PT Capital One Bank (USA), N.A. Taking sensor for work truck PT Spectrum Enterprise Trephone & Internet SN Spectrum Enterprise Telephone & Internet SN Amazon Telephone & Internet SS Amazon Prover Tool Extractor Set/Range Hood Filter COCC Veritoon Wireless Cell phones COCC Veritoon Wireless Cell phones COCC Veritoon Wireless Cell phones COCC Consumers Energy - Routine Of Jist/Cota-10/16/2024 OCC Consumers Energy - Routine Office phones MM Veritoon Wireless Cell phones MWM Star 2 Star Communication Office phones MWM Veritoon Wireless Cell phones MWM Veritoon Wireless Cell phones PT Star 2 Star Communication Office phones PT Star 2 Star Communication Office phones	0/17/2024	2202	Spectrum Enterprise	Telephone	159.97
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PT Capital One Bank (USA), N.A. Aribag sensor for work truck PT Spectrum Enterprise Telephone & Internet SM Spectrum Enterprise Telephone & Internet SS Amazon Telephone & Internet COCC ADP, Inc. Top Seat Power Tool Extractor Set/Range Hood Filter COCC ADP, Inc. Top Seat Power Tool Extractor Set/Range Hood Filter COCC ADP, Inc. Coll phones COCC Consumers Energy - Routine Office phones COCC Consumers Energy - Routine Office phones MM Verizon Wireless Cell phones MWM Star 2 Star Communication Office phones PT Star 2 Star Communication Office phones	0/17/2024	MWM	Spectrum Enterprise	Internet & Phone	249
PT Spectrum Enterprise Telephone & Internet SM Spectrum Enterprise Telephone & Internet SS Amount of the control Extractor Set/Range Hood Filter COCC APP Inc. Payol processing fee PRIO022024 COCC Verizon Wireless Cell phones COCC Verizon Wireless Cell phones COCC Consumers Energy - Routine Fuel chapters for BCHC vehicle fleet COCC Consumers Energy - Routine Natural gas distribution Og/18/2024-10/16/2024 NMM Star 2 Star Communication Office phones Cell phones NMWM Star 2 Star Communication Office phones Cell phones NWM Consumers Energy - Routine Og/17/2024 August and the consumers and	0/17/2024	F	Capital One Bank (USA), N.A.	Airbag sensor for work truck	321.13
SM Spectrum Enterprise Telephone & Internet SS Amazon Inchest of Extractor Set/Range Hood Filter SS Amazon Zip Seat Power Tool Extractor Set/Range Hood Filter COCC Verizon Wireless Coffice phones COCC Wex Bank Fuel charges for BCHC vehicle fleet COCC Consumers Energy - Routine Office phones COCC Consumers Energy - Routine Office phones MM Verizon Wireless Cell phones MWM Star 2 Star Communication Office phones MWM Verizon Wireless Cell phones MWM Verizon Wireless Og/17/2024-10/16/2024 PT Verizon Wireless Consumers Energy - Routine Og/17/2024-10/16/2024	.0/17/2024	F	Spectrum Enterprise	Telephone & Internet	219.96
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COCC ADP, Inc. Payroll processing fee PRE10022024 COCC Verizon Wireless Cell phones COCC Verizon Wireless Cell phones COCC Verizon Wireless Consumers Energy - Routine Og/18/2024-IG/16/2024 MM Verizon Wireless Cell phones Practice phones MWM Star 2 Star Communication Office phones MWM Consumers Energy - Routine Og/18/2024-IG/16/2024 MWM Star 2 Star Communication Office phones MWM Consumers Energy - Routine Og/17/2024-IG/16/2024 PT Star 2 Star Communication Office phones	.0/17/2024	SS	Amazon	Zip Seat Power Tool Extractor Set/Range Hood Filter	245
COCC Verizon Wireless Cell phones COCC Star 2 Star Communication Office phones COCC Owx Bank Fuel charges for BCHC vehicle fleet COCC Consumers Energy - Routine Natural gas Stribution COCC Consumers Energy - Routine Og/18/12/2024-10/16/2024 MM Verizon Wireless Cell phones MWM Star 2 Star Communication Office phones MWM Consumers Energy - Routine Office phones MWM Consumers Energy - Routine Office phones MWM Consumers Energy - Routine Office phones PT Star 2 Star Communication Office phones	0/18/2024	2202	ADP, Inc.	Payroll processing fee PRE10022024	196
COCC Star 2 Star Communication Office phones COCC Wex Bank Fuel charges for BCHC vehicle fleet COCC Consumers Energy - Routine Natural gas distribution COCC Consumers Energy - Routine OFfice phones MM Verizon Wireless Cell phones MWM Verizon Wireless Cell phones MWM Communication Office phones MWM Communication Office phones MWM Communication Office phones PT Verizon Wireless Cell phones PT Star 2 Star Communication Office phones	.0/21/2024	2000	Verizon Wireless	Cell phones	26
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COCC Consumers Energy - Routine Natural gas distribution COCC Consumers Energy - Routine 09/18/2024-10/16/2024 MM Verizon Wireless Cell phones MWM Star 2 Star Communication Office phones MWM Star 2 Star Communication Office phones MWM Consumers Energy - Routine 09/17/2024-10/16/2024 PT Star 2 Star Communication Office phones	.0/21/2024	2000	Wex Bank	Fuel charges for BCHC vehicle fleet	09
COCC Consumers Energy - Routine 09/18/2024-10/16/2024 MM Verizon Wireless Cell phones MIV Star 2 Star Communication Office phones MVM Star 2 Star Communication Office phones MWM Star 2 Star Communication Office phones PT Star 2 Star Communication Office phones	.0/21/2024	2000	Consumers Energy - Routine	Natural gas distribution	0.45
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MMM Star 2 Star Communication Office phones MWM Verizon Wireless Cell phones MWM Consumerization Office phones MWM Consumerization Office phones PT Verizon Wireless Cell phones PT Star 2 Star Communication Office phones	0/21/2024	MM	Verizon Wireless	Cell phones	146.26
MWM Verizon Wireless Cell phones MVM Star 2 Star Communication Office phones MWM Communication Office phones PT Star 2 Star Communication Office phones	.0/21/2024	Σ	Star 2 Star Communication	Office phones	51.52
MWM Star 2 Star Communication Office phones MWM Consumers Energy - Routine 09/17/2024-10/16/2024 PT Verizon Wireless Cell phones PT Star 2 Star Communication Office phones	0/21/2024	MWM	Verizon Wireless	Cell phones	148.77
MWM Consumers Energy - Routine 09/17/2024-10/16/2024 PT Verizon Wireless Cell phones PT Star 2 Star Communication Office phones	:0/21/2024	MWM	Star 2 Star Communication	Office phones	53.76
PT Verizon Wireless Cell phones PT Star 2 Star Communication Office phones	0/21/2024	MWM	Consumers Energy - Routine	09/17/2024-10/16/2024	808.55
PT Star 2 Star Communication Office phones	0/21/2024	Ы	Verizon Wireless	Cell phones	146.
	0/21/2024	۲	Star 2 Star Communication	Office phones	14

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COCC John C. Neb, III COCC By City Bridge Partners COCC John C. Neb, III COCC John C. John C. Neb, III COCC John C. John C. Neb, III COCC John C. New, III COCC John C. John J. Capet Capethaax MWM COCC John C. John J. Capet Capethaax MWM COCC John C. New, III COCC John C. New, III COCC John C. John J. Capet Colaning, L.C. MWM COCC John C. John J. Capet Colaning, L.C. MWM MANNAMM COCC JOHN J. Capet Colaning, L.C. MWM MANNAMM MANNA		National Center for Housing Manag	ger ettindation renewal for 1. Need	71
COCC Bay City Bridge Partners COCC Jamie Robishaw MM Abell Pest Control MMM Abell Pest Control MMM Abell Pest Control MWM Bay City Treasurer - Constellation Ene MWM Bay City Bridge Partners MWMM Bay City Bridge Bay City Bay City Bridge Bay		UWUA Local 542	Union Dues	432.00
COCC PME ENVIORMENTS PATIENTS COCC JAMIN Abell Pest Control MMM Clean Feam, Inc. Realbage, Inc. MMM Rarens Carpetmax MMM Karens Carpetmax MMM Abell Pest Control MWM Bark Equipment Finance MWM Abell Pest Control MWM Abell Pest Control MWM Bark Equipment Finance MWMM Bark Equipment Finance MWMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		John C. Neeb, III	Mileage for MERS presentation	190.95
COCC PNG Fowl commental, Inc. COCC Jamie Robishaw MMM Abell Pest Control MMM Rarens Carpetmax MMM Rarens Carpetmax MMM Karens Carpetmax MMM Karens Carpetmax MMM Waste Management MMM Waste Management MMM Abell Pest Control MWM Abell Pest Control MWM Abell Pest Control MWMM Bluc Cross & Blue Shield Of MI PT RealPage, Inc.		Bay City Bridge Partners	Liberty Bridge Toll Charges 09/25/2024-10/25/2024	4.00
MMM Abell Pest Control MMM RealPage, Inc. MMM RealPage, Inc. MMM Adabage, Inc. MMM Adabage, Inc. MMM Adabage, Inc. MMM Adabage, Inc. Phiney Bowes MMM Abell Pest Control MMMM Abell Pest Control MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		PM Environmental, Inc.	Phase I Environmental Study - 214 18th Street and 506 Howard Street	2,800.00
MMM Abell Pest Control MMM Clean Team, Inc. MMM Clean Team, Inc. MMM Karens Carpetmax MMM Abell Pest Control MMM Abell Pest Control MWMM Abell Pest Control MWMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		Jamie Robishaw	Uniforms - J. Robishaw	236.50
MMM Abell Pest Control MMM Waters Carpetmax MMM Wade Promotions, LLC. Pitruey Bowes MMM Wade Promotions, LLC. Pitruey Bowes MMM Abell Pest Control MWMM Abell Carpet Cleaning, LLC MWMM Bay City Bowes MWMM Abell Pest Control MWMM Abell Abell Pest Control MWMM Abell Abell Pest Control Abell Abell Pest Control Abell Pest Abell Pest Control Abell Pest Abell Pest Control Abell Best Abell		Abell Pest Control	Apprehend BB treatment for Unit #210	300.00
MMM Abell Pest Control MMM MMM US Bank Equipment Finance MMM Waste Management MMM Warens Carpetmax MMM Waste Management MMM Waste Management MMM Waste Management MMM Abell Pest Control MWMM Abell Acaber Carpetmax MWMMMMMM Abell Acaber Carpetmax MWMM Abell Acaber Carpetmax MWMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		Abell Pest Control	Aprehend Treatment #202	36
MMM Abell Pest Control MMM Abell Pest Control MMM MMM Blue Cross & Blue Shield Of MII MMM Abell Pest Control MMM Arens Carpetmax MMM MAREN Clean Team, Inc. RAMSA, Inc. MMM MAREN Clean Team, Inc. MMM MAREN Carpetmax MMM MAREN Carpetmax MMM MAREN Carpetmax MMM MAREN Carbetmax MMM MAREN Carbet Management MMM MAREN Carbsoft Technology Corporation MMM Abell Pest Control MWMM MARIAN Sank Equipment Finance MWMM Bay City Treasurer - Constellation Ene MWMM Bay City Treasurer - Constellation Ene MWMM Bay City Treasurer - Constellation Ene MWMM MARIAN Bay City Treasurer - Constellation Ene MWMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		Abell Pest Control	Aprehend Treatment #501	300.00
MMM Abell Pest Control MMM MMM Blue Cross & Blue Shield Of MI MMM Clean Team, Inc. MMM Abell Pest Control MMM Marens Carpetmax MMM Marens Carpetmax MMM Marens Carpetmax MMM Waste Management MMM Waste Management MMM Waste Management MMM Marens Carpetmax MMM Marens Carpetmax MMM Marens Carpetmax MMM Abell Pest Control MMMM Marens Carpetmax MMMMM Marens Carpetmax MMMM Marens Carpetmax MMMMM Marens Carpetmax MMMMM Marens Carpetmax MMMMMMMMM Marens Carpetmax MMMMMMMM		Abell Pest Control	Apprehend BB treatment for Unit #301	300.00
MMM Blue Cross & Blue Shield Of MII MMM RealPage, Inc. MMM RealPage, Inc. MMM MARIER Carpetmax MMM Waste Management MMM Abell Pest Control MWMM Warens Carpetmax MWMM Sherwin Williams Company Birchler, Fitzhugh, Purtell & Brissette, MWMM Bay City Bowes MWMM Bay City Briassurer - Constellation End MWMM Matthews, Kathy K Put Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc.		Abell Pest Control	Aprehend Treatment #303	300.00
MMM RealPage, Inc. MMM RealPage, Inc. MMM SAMSA, Inc. MMM US Bank Equipment Finance MMM Water Carpetmax MMM Wade Promotions, LLC. Pitrney Bowes MMM Water Promotions, LLC. Pitrney Bowes MMM Water Promotions, LLC. Pitrney Bowes MMM Pall Pest Control MWMM Abell Pest Control Great Lakes Elevator MWMM Marens Carpetmax MWMM Marens Carpetmax MWMM Marens Carpetmax MWMM Sherwin Williams Company MWMM Sherwin Williams Company MWMM Marens Carpetmax MWMM Sherwin Williams Company MWMM Bay City Treasurer - Constellation Ene MWMM Marthews, Kathy K Pomp's Tire - Bay City MWMM Marthews, Rathy K Pomp's Tire - Bay City MWMM Marthews, Rathy K Abell Pest Control MWMM Marthews, Rathy K Proceedings Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc.		Abell Pest Control	Pest Control Contract for Oct. 2024	00.09
MMM RealPage, Inc. MMM US Bank Equipment Finance MMM Waste Management MMM Waste Management MMM Wade Promotions, LLC. MMM Wade Promotions, LLC. MMM Wade Promotions, LLC. MMM Wade Promotions, LLC. MMM Prices Auto Service MMM Prices Auto Service MMM Abell Pest Control MWMM Marens Carpetmax MWMM Marens Carpetmax MWMM Marens Carpetmax MWMM Marens Carpetmax MWMM Sherwin Williams Company MWMM Bay City Browes MWMM Bay City Browes MWMM Bay City Browes MWMM Bay City Browes MWMM Matthews, Kathy K Pomp's Tire - Bay City MWMM Matthews, Kathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM MWMM Matthews, Rathy K Pomp's Tire - Bay City MWMM MWMM MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM MATTHEWS, Rathy K Pomp's Tire - Bay City MWMM Matthews, Rathy K Pomp's Tire - Bay City MATTHEWS Tire - Bay		Blue Cross & Blue Shield Of MI	Health insurance premiums	5,115.83
MMM Karens Carpetmax MMM Carabsoft Technology Corporation MMM Carabsoft Technology Corporation MMM Abell Pest Control MWMM Bay City Treasurer - Constellation Ene MWMM Bay City Bridge Partners MWMM Bay City Bridge Partners MWMM Bay City Treasurer - Constellation Ene MWMM Bay City Bridge Partners MWMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM		Clean Team, Inc.	Janitorial services for October 2024 - MM	1,280.00
MMM SAMSA, Inc. WINN Warene Carpetmax MMM Waste Management MMMM Prices Auto Service Grahsoft Technology Corporation MMMM Abell Pest Control MWMM Churchill Mortgage Investment LLC Clean Team, Inc. Clean Team, Inc. Clean Team, Inc. MWMM Warens Carpetmax MWMM Warens Carpetmax MWMM Warens Carpetmax MWMM Warens Carpetmax MWMM Waste Management MWMM Sherwin Williams Company Pitrey Bowes MWMM Bay City Bridge Partners MWMM Matthews, Kathy K Pomp's Tire- Bay City MWMM Matthews, Sathy K Pomp's Tire- Bay City MWMM Matthews, Sathy K Pomp's Tire- Bay City MWMM Matthews, Sathy K Abell Pest Control PT RealPage, Inc. RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealP		RealPage, Inc.	PM Software and Compliance	976.05
MMM Karens Carpetmax MMM Waste Management MMM Wade Promotions, LLC. MMM Waste Management MMM Wade Promotions, LLC. MMM Abell Pest Control MWM Karens Carpetmax MWM Karens Carpetmax MWM Karens Carpetmax MWM Sherns Carpetmax MWMM Sherns Carpetmax		SAMSA. Inc.	Office 365 subscriptions/Wanaeement Fee for 09/24	=======================================
MINM MATERIA Carpetmax MINM MASTER Management MINM Waste Management MINM Wade Promotions, LLC. MINM Prices Auto Service MINM Prices Auto Service MINM Abell Pest Control MINNM Abell Pest Control Abell Pest Control MINNM Abell Pest Control MINNM MANNM MARIE Equipment Finance MINNM MARIE Equipment Finance MINNM MASTER Management MINNM MASTER Management MINNM MASTER Management MINNM MASTER Management MINNM Bay City Treasurer - Constellation Ene MINNM Bay City Bridge Partners MINNM MARTHER, Strank K Athly K PT Blue Cross & Blue Shield Of MII PT RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. MINNM MARTHER, Strank K Abell Pest Control PT RealPage, Inc. RealPage, Inc. Blue Cross & Blue Shield Of MII PT RealPage, Inc. RealPage, Inc. RealPage, Inc. MINNM MARTHER MANNM MASTER MANNM M		US Bank Fourinment Finance	Copier usage & renta	195.86
MINM Waste Management MINM Waste Management MINM Wade Promotions, LLC. MINM Prices Auto Service MINM Abell Pest Control Abell Pest Control MINM Abell Pest Control Abell Pest Control MINM Abell Pest Control Clean Team, Inc. MINM MINM MARTHERS Elevator MINM MINM Bay City Treasurer - Constellation Ene MINM Bay City Treasurer - Constellation Ene MINM MINM MARTHERS Bond I Carpet Cleaning, LLC MINM MARTHERS BOND MARTHER		Karens Carnetmax	Florine - Init 410	2 691 00
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MMM Pitrees Auto Service MMM Pitrees Auto Service MMM Pitrees Auto Service MMM Abell Pest Control MWM Abell Pest Control Abell Pest Control MWM Abell Pest Control Abell Abell Abell Pest Control Abell Abell Pest Control Abell A		Waste Management	our parties and Marker Transits and Marker Tra	65.00
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MWWM Abelle Pest Control 415 bee bug treatment MWWM Abelle Pest Control 408 bed bug treatment MWWM Abelle Pest Control 408 bed bug treatment MWWM Abelle Pest Control 715 bed bug treatment MWWM Abelle Pest Control 438 bedbug treatment MWM RealPage, Inc. October ball stations MWWM SAMSA, Inc. PM Software and Corn MWWM Waste Management Office 365 subscriptio MWWM Waste Management Apply contact cement MWWM Waste Management Apply contact cement MWWM Waste Management Postage meter lease fi MWWM Waste Management Booring-Unit S12 MWWM Waste Management Booring-Unit S12 MWWM Barwin Williams Company Unit paint MWM Barwin Williams Company Unit paint		Bay City Treasurer - Constellation E	r Constellation Erielgy billing - natural gas	73.00
MWM Abell Pest Control 400 bed bug treatment MWM Abell Pest Control 715 bed bug treatment MWM Abell Pest Control 715 bed bug treatment MWM Abell Pest Control October pest inspectif MWM Abell Pest Control October pest inspectif MWM Abell Pest Control October bait stations MWM Abell Pest Control October bait stations MWM Churchill Mortgage Investment LLC Mortgage MWM SAMSA, Inc. October cleaning cont MWM US Bank Equipment Finance Optice sags wrent and Con MWM US Bank Equipment Finance Copier usage & rental MWM Waste Management Dumpster central MWM Waste Management Dumpster rentals MWM Waste Management Dumpster rentals MWM Pittery Bowes Postage meter lease flooring-Unit 812 MWM Pittery Bowes Postage meter lease flooring-Unit 81 MWM Barwin Williams Company Unit paint MWM Barwain Pitter-Bay Ci		Abell Pest Control	415 bed bug treatment	300.00
MWWM Abelle Pest Control 715 bed bug treatment MWWM Abell Pest Control 715 bed bug treatment MWWM Abell Pest Control October pest inspective MWWM Abell Pest Control October pest inspective MWWM Blue Cross & Blue Shield of MI Health insurance prenament is a control MWWM Clean Team, Inc. October cleaning cont MWWM Clean Team, Inc. October cleaning cont MWWM US Bank Equipment Finance October cleaning cont MWWM US Bank Equipment Finance Copier usage & rental MWWM Waste Management Apply contact cement MWWM Waste Management Doming-Unit 8.1 MWWM Waste Management Doming-Unit 8.1 MWWM Pitrey Bowes Postage meter lease flooring-Unit 8.1 MWWM Sherwin Williams Company Unit 8.1 MWWM Bay City Bridge Partners Postage meter lease flooring-Unit 8.1 MWWM Bay City Bridge Partners Postage meter lease flooring-Unit 8.1 MWWM Bay City Bridge Partners Postage meter lease flooring-U		Abell Pest Control	408 bed bug treatment	S
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MWM Abell Pest Control October pest inspect MWM Abell Pest Control 448 Bedbug treatmen MWM Abell Pest Control Cockroach treatment MWM Churchill Mortgage Investment LLC October bait stations MWM Clan Team, Inc. PM Software and Con MWM RealPage, Inc. PM Software and Con MWM SAMSA, Inc. Office 365 subscriptio MWM US Bank Equipment Finance Oppic usage & rental MWM Karens Carpetmax Flooring-Unit S12 MWM Waste Management Apply contact cement MWM Waste Management Dumpster rentals MWM Pitroty Bowes Postage meter lease for Management MWM Pitroty Bowes Postage meter lease for Management MWM Sherwin Williams Company unit paint MWM Birchler, Fitzhugh, Purtell & Brissette, Legal fees MWM Bomp's Tire - Bay City Locating- Locating and w MWM Bomp's Tire - Bay City Deposit Refund MWM Bay City Bridge Partners Liberty Bridg		Abell Pest Control	715 bed bug freatment	300.00
MWM Abell Pest Control 418 bedbug treatment MWM Abell Pest Control Cockroach treatment MWM Abell Pest Control October ball stations MWM Blue Cross & Blue Shield Of MI Health insurance pren MWM RealPage, Inc. October cleaning cont MWM RealPage, Inc. Office 365 subscriptio MWM US Bank Equipment Finance Orgitice 365 subscriptio MWM US Bank Equipment Finance Copier usage & rental MWM Karens Carpetmax Flooring-Unit 512 MWM Waste Management Dumpster rental MWM Wade Promotions, LLC. Bay Metro Transit bus MWM Wade Promotions, LLC. Bay Metro Transit bus MWM Barwin Williams Company Unit paint MWM Barwin Williams Company Unit paint MWM Bay City Treasurer - Constellation Energy Energy MWM Bay City Treasurer - Constellation Energy Energy MWM Bay City Treasurer - Constellation Energy Energy Energy MWM Bay City Treasurer - Constellation Energy Energy Energy <td></td> <td>Abell Pest Control</td> <td>October pest inspections</td> <td>675.00</td>		Abell Pest Control	October pest inspections	675.00
MWM Abell Pest Control cockboach treatment in the pest Control MWM Abell Pest Control October bait stations and bunder one with the pest Control MWM Blue Cross & Blue Shield of MI Health insurance premated by the pest Control MWM Clean Team, Inc. PM Software and Con pest Search and Con per Sand Sand Sand Sand Sand Sand Sand Sand		Abell Pest Control	418 bedbug freatment	300
MWM Abell Pest Control October bail stations MWM Churchill Mortgage Investment LLC October cleaning cont MWM Clean Team, Inc. PM Software and Corn MWM Real Page, Inc. PM Software and Corn MWM US Bank Equipment Finance Office 365 subscriptio MWM US Bank Equipment Finance Oppier cleaning cont MWM Great Lakes Elevator Apply contact cement MWM Karens Carpetmax Flooring-Unit 31 MWM Wade Pomorpions, LLC. Bay popt contact cement MWM Pitney Bowes Postage metr least in the soft cement MWM Pitney Bowes Postage metr least in the soft of t		Abell Pest Control	cockroach treatment for 207	35.00
MWM Blue Cross & Blue Shield of MI Health insurance pren MWM Churchill Mortgage Investment LLC Mortgage MWM RealPage, Inc. PM Software and Corn MWM SAMSA, Inc. Office 365 subscriptio MWM Great Lakes Elevator Apply contact cement MWM Karens Carpetmax Flooring-Unit 811 MWM Waste Management Dumpster rentals MWM Pitney Bowes Postage meter lease if Pooring-Unit 811 MWM Pitney Bowes Postage meter lease if Pooring-Unit 811 MWM Sherwin Williams Company Unit paint MWM Birchler, Fitzhugh, Purtell & Brissette, Legal fees MWM Bay City Trassurer - Constellation Enceyot Bridge and w MWM Bay City Trassurer - Constellation Enceyot Bridge Toll Champer MWM Bay City Bridge Partners Liberty Bridge Toll Champe and w MWM Bay City Bridge Partners Liberty Bridge Toll Champe and w MWM Bay City Bridge Partners Liberty Bridge Toll Champe and w MWM Bay City Bridge Partners Liberty Bridge Toll Champe and w		Abell Pest Control	October balt stations	100.00
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MWM Clean Team, Inc. October cleaning cont MWM SAMSA, Inc. Office 365 subscription MWM SAMSA, Inc. Office 365 subscription MWM US Bank Equipment Finance Copier usage & rental MWM Karens Carpetmax Flooring-Unit 512 MWM Waste Management Dumpster rental 81 MWM Wade Promotions, ILC. Bay Metro Transit bus MWM Pitney Bowes Postage meter lease f MWM Bay City Treasurer - Constellation Energy bus Init paint MWM Bay City Treasurer - Constellation Energy bus Init paint MWM Bay City Treasurer - Constellation Energy bus Init paint MWM Bay City Treasurer - Constellation Energy bus Inberty Bridge Toll Ch MWM Bay City Bridge Partners Liberty Bridge Toll Ch MWM Bay City Bridge Partners Liberty Bridge Toll Ch MWM Bay City Bridge Partners Liberty Bridge Toll Ch MWM Bay City Bridge Partners Liberty Bridge Toll Ch PT Abell Best Control Appensit Refund		Churchill Mortgage Investment LLC		29, 189.05
MWM RealPage, Inc. PM Software and Com Nature MWM US Bank Equipment Finance Office 365 subscription MWM US Bank Equipment Finance Copier usage & rental MWM Wasten Carpetmax Flooring-Unit 512 MWM Wasten Carpetmax Flooring-Unit 811 MWM Waste Management Dumpster rentals MWM Pittery Bowes Postage meter lease f MWM Sherwin Williams Company unit paint MWM Birchler, Fitzhugh, Purtell & Brissette, Legal Fees MWM Bay City Treasurer - Constellation Enc Constellation Encegy t MWM Bay City Treasurer - Constellation Encegy to Tommon hallway carp MWM Bay City Bridge Partners Deposit Refund MWM Matthews, Kathy K Deposit Refund MWM Matthews, Kathy K Deposit Refund PT Abell Pest Control Aprehend bedbug trei PT Blue Shield Of MI Health insurance pren PT PM Software and Com Real Page, Inc. PM Software and Com		Clean Team, Inc.	October cleaning contract	1,618.00
MWM SAMSA, Inc. Office 365 subscriptio MWM US Bank Equipment Finance Optice 356 subscriptio MWM Great Lakes Elevator Apply contact cement MWM Karens Carpetmax Flooring-Unit 811 MWM Waste Management Dumpster rentals MWM Pitney Bowes Postage meter lease flooring-Unit 811 MWM Pitney Bowes Postage meter lease flooring-Unit 811 MWM Sherwin Williams Company Unit paint MWM Birchler, Fitzhugh, Purtell & Brissette, Legal fees MWM Bay City Treasurer - Constellation Energy the MWM Bay City Treasurer - Constellation Energy to Samson, Joyce M Deposit Refund MWM Bay City Bridge Partners Liberty Bridge Toll Chank MWM Bay City Bridge Partners Liberty Bridge Toll Chank MWM Band I Carpet Cleaning, LLC Common hallway cap PT Abell Pest Control Appendend bedoug trea PT Abell Pest Control Appendend bedoug trea PT RealPage, Inc. PM Software and Common converse and Commo		RealPage, Inc.	PM Software and Compliance	1,364.74
MWM US Bank Equipment Finance Copter usage & rental MWM Great Lakes Elevator Apply contact cement MWM Karens Carpetmax Flooring-Unit \$12 MWM Waste Management Dumpster rentals MWM Pitney Bowes Postage meter leas for Postage meter leas for Prices, and Meter Proving LC. MWM Birchler, Fitzhugh, Purtell & Brissette, Legal Fees MWM Bay City Trassurer - Constellation Encey by Bridge Partners Ties, oil change and w Bridge Partners MWM Bay City Bridge Partners Liberty Bridge Toll Change, Locatellation Encey by Bridge Toll Change, Bridge Partners Liberty Bridge Toll Change, Common hallway cap Bridge Toll Change, Bridge Partners MWM Bay City Bridge Partners Liberty Bridge Toll Change, Common hallway cap Bridge Toll Change, Bridge, Bri		SAMSA, Inc.	Office 365 subscriptions/Management Fee for 09/24	117.67
MWM Great Lakes Elevator Apply contact cement MWM Karens Carpetmax Flooring-Unit 812 MWM Waste Management Flooring-Unit 813 MWM Wade Promotions, LLC. Bay Metro Transit bus MWM Pitney Bowes Postage meter lease for Promotions, LLC. Postage meter lease for Promotions, LLC. MWM Birchler, Fitzhugh, Purtell & Brissette, Legal fees Manual Paint MWM Bay City Treasurer - Constellation Enc Enc Enc Enc Enc Enc Enc Enc Enc En		US Bank Equipment Finance		154.63
MWWM Karens Carpetmax MWWM Waste Management MWWM Waste Management MWWM Waste Management MWWM Sherwin Williams Company MWWM Brichey, Fitzhugh, Purtell & Brissette, MWWM Brichley, Fitzhugh, Purtell & Brissette, MWWM Bay City Treasurer - Constellation Ene MWWM Bay City Treasurer - Constellation Ene MWWM Bay City Bridge Partners MWWM Bay City Bridge Partners MWWM MWWM Matthews, Kathy K PT Abell Pest Control PT RealPage, Inc. RealPage, Inc. RealPage, Inc.		Great Lakes Elevator	Jent	700.00
MWM Karens Carpetmax MWM Waste Management MWM Wade Promotions, LLC. MWM Pitney Bowes MWM Pitney Bowes MWM Birchler, Fitzhugh, Purtell & Brissette, Pomp's Tire - Bay City MWM Bay City Treasurer - Consellation Ene Bay City Ireasurer - Consellation Ene MWM MWM Bond 1 Carpet Cleaning, LLC MWM Bond 1 Carpet Cleaning, LLC MWM Matthews, Kathy K PT Blue Cross & Blue Shield Of MII PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Karens Carpetmax	Flooring-Unit 512	2,760.00
MWM Waste Management MWM Wade Promotions, LLC. MWM Pitney Bowes MWM Sherwin Williams Company MWM Birchler, Fitzhugh, Purtell & Brissette, MWM MWM Bay City Treasurer - Constellation Ene Bay City Bridge Partners MWM Bay City Bridge Partners MWM Bond I Carpet Cleaning, LLC MWM Samson, Joyce M MWM Matthews, Rathy K PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Karens Carpetmax	Flooring - Unit 811	2,720.00
MWM Wade Promotions, LLC. MWM Pitney Bowes MWM Birchler, Fitzhugh, Purtell & Brissette, MWM MWM Bornbis Tire. Bay City MWM Bay City Treasurer - Constellation Ene Bay City Bridge Partners MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Nathlews, Karly K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT RealPage, Inc. RealPage, Inc.		Waste Management	Dumpster rentals	475.40
MWM Pitney Bowes MWM Sherwin Williams Company MWM Birchler, Fitzhugh, Purtell & Brissette, MWM MWM Pomply Tire - Bay City Pressurer - Constellation Ene Bay City Treasurer - Constellation Ene Bay City Bridge Partners MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Nathlews, Karly K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT RealPage, Inc. RealPage, Inc.		Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
MWM Sherwin Williams Company MWM Birchler, Fitzhugh, Purtell & Brissette, MWM Pomp's Tire - Bay City MWM Bay City Treasurer - Consellation Ene MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Matthews, Kathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Pitney Bowes	Postage meter lease fee	40.79
MWM Birchler, Fitzhugh, Purtell & Brissette, MWM Pomp's Tre- Bay City MWM Bay City Treasurer - Costellation Ene MWM Bay City Bridge Partners MWM Bond I Carpet Cleaning, LLC MWM Samson, Joyce M MWM Matthews, Rathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT RealPage, Inc. RealPage, Inc.		Sherwin Williams Company	unit paint	1,338.30
MWM Pomp's Tire - Bay City MWM Bay City Treasurer - Constellation Ene MWM Bay City Treasurer - Constellation Ene MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Matthews, Kath K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc.		Birchler, Fitzhugh, Purtell & Brisset	te, Legal fees	1,497.60
MWM Bay City Treasurer - Constellation Ene MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Samson, Joyce M MWM Matthews, Kath K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Pomp's Tire - Bay City	tires, oil change and wiper blades for work truck	733.41
MWM Bay City Bridge Partners MWM Bond 1 Carpet Cleaning, LLC MWM Samson, Joyce M MWM Matthews, Kathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Bay City Treasurer - Constellation E	הוז Constellation Energy billing - natural gas	157.09
MWM Bond 1 Carpet Cleaning, LLC MWM Samson, Joyce M MWM Natthews, Rathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. RealPage, Inc. RealPage, Inc.		Bay City Bridge Partners	Liberty Bridge Toll Charges 09/25/2024-10/25/2024	20.00
MWM Samson, Joyce M MWM Matthews, Rathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. Rall PT RealPage, Inc.		Bond 1 Carpet Cleaning, LLC	common hallway carpet cleaning	285.00
MWM Matthews, Kathy K PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. PT RealPage, Inc.		Samson, Joyce M	Deposit Refund	75.00
PT Abell Pest Control PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. PT RealPage, Inc.		Matthews, Kathy K	Deposit Refund	429.00
PT Blue Cross & Blue Shield Of MI PT Clean Team, Inc. PT RealPage, Inc.		Abell Pest Control	Aprehend bedbug treatment for unit 814	300.00
PT Clean Team, Inc. PT RealPage, Inc.		Blue Cross & Blue Shield Of MI	Health insurance premiums	3,824.98
PT RealPage, Inc.		Clean Team, Inc.	Janitorial - once weekly cleaning	1,494.00
		RealPage, Inc.	PM Software and Compliance	993.32
SAMSA, Inc.	24 PT	SAMSA, Inc.	Office 365 subscriptions/Management Fee for 09/24	115.69
Inclaimed Evaluate And Hardward Collins				

rayment Date	1			
10/25/2024	Ы	Unclaimed Freight Ace Hardware	Lawn & Leaf Bags	10.76
10/25/2024	: 14	Unclaimed Freight Ace Hardware	Holo Saw Brith	9000
10/25/2024	<u> </u>	Unclaimed Freight Ace Hardware	Processor Tool/Genwrench 6 PC Set SAF	138.60
10/25/2024	: 1	US Bank Follinment Finance	Control Contro	154 63
10/22/224	: 1:	Wester Management I manage	Contraction of the contraction o	10.00
10/22/2024		Waste Management	Outpace ferridas	0.440
10/25/2024	<u>.</u> !	wade Promotions, LLC.	Bay Metro Haist ous ad	65.00
10/25/2024	Ы	Pitney Bowes		40.79
10/25/2024	ь	Home Depot Credit Services	Plumbing supplies and other maintenance supplies	73.22
10/25/2024	Ы	Home Depot Credit Services	Hose on washing machine about to break	43.12
10/25/2024	PT	Scott Chesney	Countertop replacement for library where computers sit	596.00
10/25/2024	М	Prices Auto Service	Check front brakes/air bag light on	144.95
10/25/2024	Ы	Carquest Auto Parts	Shocks for work truck	159.34
10/25/2024	Ы	Bay City Treasurer - Utility Payment	Bay City Treasurer - Utility Payments Water/sewer/elec/trash from 07/08/2024-08/08/2024	11,573.89
10/25/2024	PT	Bay City Treasurer - Constellation Er	Bay City Treasurer - Constellation EncConstellation Energy billing - natural gas	85.62
10/25/2024	Ь	Bay City Bridge Partners	Liberty Bridge Toll Charges 09/25/2024-10/25/2024	4.00
10/25/2024	Ы	Potter. Donna J	Deposit Refund	862.00
10/25/2024	WS	Abell Pest Control	Angeland Bi Treatment for Unit 516	300.008
10/25/2024	WS	Blue Cross & Blue Shield Of MI	Health insurance remaining	4 766 65
10/25/2024	SW SW	Close Toom Inc	Manaturi action of Personal Pe	1 457 00
10/23/2024	NIC SAG	Managara Managara	Worthing becaming to Choose 120-22	1,437.00
10/25/2024	NIS S	Menarus	cauft, the annexed and publy, bigkal gauge, bix electrical tape, Nut & boils case	124.9
10/22/2024	IMIC O	RealPage, Inc.	This southwater and compliance	1,117,1
10/25/2024	SM	SAMSA, Inc.	Office 365 subscriptions/Management Fee for 09/24	116.89
10/25/2024	SM	Us Bank Equipment Finance	Copier usage & rental	144.32
10/25/2024	SM	Karens Carpetmax	Flooring Unit 415	2,436.00
10/25/2024	SM	Hugos Key & Lock Service	Locks	144.95
10/25/2024	SM	Waste Management	Dumpster rentals	889.03
10/25/2024	SM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
10/25/2024	SM	Pitney Bowes	Postage meter lease fee	40.79
10/25/2024	SM	Bay City Treasurer - Constellation Er	Bay City Treasurer - Constellation Ene Constellation Energy billing - natural gas	196.70
10/25/2024	SM	Joseph Grimmer	Refund of overpayment	1.00
10/25/2024	SS	Abell Pest Control	October 2024 Monthly Pest Control Spray	356.26
10/25/2024	SS	Blue Cross & Blue Shield Of MI		11,571.23
10/25/2024	SS	Clean Team, Inc.	Office Cleaning for SS and COCC	216.67
10/25/2024	SS	Menards	112 Spruce - FJ Pine Ranch Casing	157.76
10/25/2024	SS	RealPage, Inc.	PM Software and Compliance	1,667.04
10/25/2024	SS	SAMSA, Inc.	Office 365 subscriptions/Management Fee for 09/24	156.04
10/25/2024	SS	Unclaimed Freight Ace Hardware	Hardware/Screwdriver	7.00
10/25/2024	SS	US Bank Equipment Finance	Copier usage & rental	381.42
10/25/2024	SS	Karens Carpetmax	1810 Mountain St-Flooring for Bathroom & Closets	828.00
10/25/2024	SS	Hugos Key & Lock Service	Extra Van Key for D. Dean Van	36.95
10/25/2024	SS	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
10/25/2024	SS	National Center for Housing Manager Certification renewal	ger Certification renewal for K. Chapman	125.00
10/25/2024	SS	National Center for Housing Manage	National Center for Housing Manager Certification renewal for L. Lopez	125.00
10/25/2024	SS	Pitney Bowes	Postage meter lease fee	244.78
10/25/2024	SS	Pitney Bowes	Ink for postage meter	160.78
10/25/2024	SS	Dependable Sewer Cleaners	2119 Second St - Water Heater Permit	140.0
10/25/2024	SS	Escon Group, Inc.	Replace electric service panels and circuits at 3 bedroom dwellings	8,735.00
10/25/2024	SS	Bay City Housing Commission	Bookkeeping Fee - Scattered Site-SS-9/20241728934800	1,425.00
10/25/2024	SS	Sherwin Williams Company	5 Gallon (6) new white organdy paint/Door brown (10)	1,602.40
10/25/2024	SS	Home Depot Credit Services	Frigidaire Refrigerator (4)	2,120.00
10/25/2024	SS	Home Depot Credit Services	High output battery/saw blade/4-tool combo kit	554.74
10/25/2024	SS	Batteries Plus	Shop Alarm Battery	25.15
10/25/2024	SS	Arrow Heating & Plumbing Supply		496.95
10/25/2024	SS	Arrow Heating & Plumbing Supply	Gerber pressure assist toilet (2)	1,047.70
10/25/2024	SS	R.A. Townsend		955.15
10/25/2024	SS	Carahsoft Technology Corporation		691.34
10/25/2024	SS	Affordable Contracting	Miscellaneous Concrete Work - SS	57,893.00
10/25/2024	SS	Bay City Treasurer - Utility Payment	Bay City Treasurer - Utility Payments Utility Deposit - 1271 Harrison - Chelsea Lincoln - MI 10/11/2024	300.00
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Payment Date	Property ID	Vendorname	Wemo	sum of Amount
10/25/2024	SS	Bay City Treasurer - Utility Payı	Bay City Treasurer - Utility Payments Utility Usage - Vacant and Tenant Charge - 608 W. Fisher and A. Sian 08/08/2024 - 09/13/2024	214.52
10/25/2024	SS	Bay City Treasurer - Utility Payı	Bay City Treasurer - Utility Payments Utility Usage and Tenant Charge - 2119 2nd - Vacant - MO 09/20/2024 A. Zatkovic	113.79
10/25/2024	SS	Bay City Bridge Partners	Liberty Bridge Toll Charges 09/25/2024-10/25/2024	264.00
10/25/2024	SS	Bay City Treasurer - Misc Other	Bay City Treasurer - Misc Other Paym Nuisance Trash Collection - 2007 16th St - Tenant Charge - S. Wrona	200.00
10/25/2024	SS	Bay City Treasurer - Misc Other	Bay City Treasurer - Misc Other Paym Nuisance Trash Collection - 1410 Bradfield - Tenant Charge - K. Biskner	200.00
10/25/2024	SS	Bay City Treasurer - Misc Other	Bay City Treasurer - Misc Other Paym Nuisance Trash Collection from 1312 Webster - Move out Charge - Lisa Martinez - Tenant Charge	500.00
10/25/2024	SS	Midland Fence Company, Inc.	306 37th St - Remove & replace 20' of 4'H chain link fence/22220 Michigan St - Remove & reset 1 existing 2-1/2" gate post & reinstall existing walk gate	800.00
10/25/2024	SS	Alexanderia Wade	Moveout Refund of overpayment	2.06
10/25/2024	SS	Leppek, Morgan Christine	Account Balance Refund	483.00
10/25/2024	ВСНС	RealPage, Inc.	PM Software and Compliance	12.47
10/28/2024	MM	Arnold Sales	Janitorial Supplies	292.22
10/28/2024	MM	Standard Electric Company	Electrical Supplies	22.62
10/28/2024	MM	Standard Electric Company	Flush Lock for Main Floor Breaker Panel - MM	65.81
10/28/2024	MM	Standard Electric Company	Tub spout replacements	231.90
10/28/2024	MWM	Standard Electric Company	Electrical Supplies	56.81
10/28/2024	MWM	Standard Electric Company	1G Blank Box	0.83
10/28/2024	MWM	Standard Electric Company	RLC Device Leveler	14.51
10/28/2024	SM	Arnold Sales	Janitorial Supplies	356.63
10/28/2024	SS	Arnold Sales	Janitorial Supplies	113.45
10/28/2024	SS	Standard Electric Company	Water Heater Connectors	120.96
10/28/2024	SS	Standard Electric Company	Water Heaters/Thermost	3,268.73
10/30/2024	MM	Amazon	Iphone holster belt clip for Jamie's work phone.	8.30
10/30/2024	MM	Amazon	2 cases of isopropyl alcohol for office and maintenance staff (ed bugs)	61.94
10/30/2024	MM	Amazon	1 case of vertical blind repair tabs.	4.29
10/30/2024	SM	Amazon	Doggy bags and pool cue tips	75.01
(blank)	(blank)	(blank)	(blank)	
Grand Total				146 000 44

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

OMB Approval No. 2577-0075 (exp. 08/31/2023)

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure PHAs use all Program Receipts received from HUD or otherwise associated with public housing funds for purposes of public housing, by requiring such financial assistance to be deposited into interest-bearing accounts at certain financial institutions. The information requested does not lend itself to confidentiality.

This Agreement, entered into this 7th day of June , 2024 by and between Heusing (herein called the "HA"), a duly organized and existing public body corporate and politic of the City of Bay City and Hunlington Bank (herein called the "Depository"), located at 333 & Main 5+. Nickland Ni 48640

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more Annual Contributions Contracts (herein called the "ACC" with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the ACC the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

- 1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
- 2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest-bearing deposit or interest-bearing accounts, designated

Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.

- 3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
- 4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt
- 5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
- 6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the ACC, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the ACC or whether either HA or HUD is in default under the provisions of the ACC. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed
- 7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

- 8. HUD is intended to be a third-party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.
- 9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.
- 10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD
- 11. Strike this paragraph if inapplicable: Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.
- 12. Strike this paragraph if paragraph 2 applies: For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2.

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated as Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account. 13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

CEO	William Phillips , on behalf of Bay Coy Housing Commission
Title	Organization (HA)
<u>(Jice President</u> Title	Marc J Ce Sek, on behalf of Hunt ington Bank_ Organization (Depository)
Title	on behalf of Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice under the terms of this agreement shall be implemented by the Depository within 24 hours of actual receipt.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

	_
HA	
(SEAL)	
ATTEST:	
Ву	
Chairman	
Secretary	
Huntington Bank Depository	
Depository /	
(SEAL)	
ATTEST	
By	
Marc J/Lesor	
V	

Previous version obsolete

MEMORANDUM TO THE BOARD OF COMMISSIONERS IN SUPPORT OF RESOLUTION #444

REQUESTED BOARD ACTION:

APPROVAL OF <u>ADVANTIX DEVELOPMENT CORPORATION</u> AS THE DEVELOPMENT PARTNER FOR THE COLUMBUS AVENUE AFFORDABLE HOUSING DEVELOPMENT

REQUESTED BY:

William G. Phillips Karl Opheim John Neeb

Chief Executive Officer Assistant Director Chief Financial Officer

PURPOSE OF THE RESOLUTION:

To select a qualified development partner to join with the Bay City Housing Commission in the development of affordable housing at its Columbus Avenue location in Bay City, MI.

BACKGROUND:

A Request For Qualifications (RFQ) for a development partner was published on October 12, 2024. There were four qualified responders.

The task of senior management has been to identify the developer that appears to provide the highest probability for successful development partnerships with the Bay City Housing Commission (BCHC). To this end, there are two core elements that are essential characteristics of its choice for a development partner:

- 1. Capacity to effectively partner with BCHC, respecting BCHC's intent to co-develop and operate the new projects with majority control of the Managing Member. It is important to maintain BCHC's control over development choices while also respecting and supporting the financial and performance guarantees the developer provides for each project.
- 2. Prior experience completing new construction, LIHTC-funded RAD Conversion projects with other Housing Authorities in Michigan, or elsewhere. Michigan projects being preferred.

FINANCIAL IMPACT:

The financial impact of the proposed partnership is yet to be determined. However, based on prior research and work with the prior development partner, we project positive cash flow resulting from the success of additional new affordable housing in Bay City. There is an incalculable intrinsic

value to increasing the supply of affordable housing and replacing a portion of BCHC's current public housing portfolio with newly constructed inventory. Furthermore, the unrestricting of the public housing units where current residents will transfer from will also have an immeasurable and positive impact to the organization and the community.

SUMMARY:

After considering all the responses and the information gleaned from interviews with the development teams of each prospective developer, it is the recommendation of senior management to select **Advantix Development Corporation** and engage them in contract negotiations. Advantix is the nonprofit development subsidiary of the Evansville (Indiana) Housing Authority. If management and operating agreements are not successfully completed before January 22, 2025, or a subsequent date determined by the CEO, negotiations will terminate, and a new developer candidate will be submitted to the Board for consideration.

ATTACHMENTS:

Resolution #444

CORPORATE RESOLUTION #444 SELECTION OF A DEVELOPMENT PARTNER FOR THE COLUMBUS AVENUE AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the Bay City Housing Commission, hereinafter (BCHC), published a Request For Qualifications on October 12, 2024, seeking a development partner for the development of its Columbus Avenue affordable housing project, and

WHEREAS, the BCHC received four qualified responses from prospective development partners, and

WHEREAS, the BCHC has received its staff recommendation for the selection of the development partner as described in Memorandum to the Board of Commissioners in Support of Resolution #444.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Bay City Housing Commission, authorizes the Chief Executive Officer to engage with <u>Advantix</u> <u>Development Corporation</u> in negotiations for mutually acceptable Development, Ownership and Management Agreements.

CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Bay City Housing Commission, a public body corporate and politic, duly created and formed pursuant to the laws of the state of Michigan and that the foregoing is a true record of a resolution duly adopted at a meeting of the and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation December 4, 2024, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, the BCHC, by its officers thereunto duly authorized has caused

these presents to be signed in its name this 4 th day of December 2024.	e and its corporate seal to be hereunto affixed and attested on
Secretary	Date
Witness	 Date

MEMORANDUM TO THE BOARD OF COMMISSIONERS IN SUPPORT OF RESOLUTION #445

REQUESTED BOARD ACTION:

CREATION OF A 501 (C)(3) NONPROFIT COMMUNITY DEVELOPMENT CORPORATION TO BE A SUBSIDIARY OF THE BAY CITY HOUSING COMMISSION

REQUESTED BY:

William G. Phillips Chief Executive Officer John Neeb Chief Financial Officer

BACKGROUND

The Bay City Housing Commission has considered creating a nonprofit community development corporation (CDC) subsidiary over the past several years. The operating premise is that a nonprofit community development organization may, over time, become a viable platform for small to mid-sized affordable housing development and investment.

At its April 26, 2023, meeting of the Board of Commissioners, the Board approved the creation of a nonprofit community development corporation (CDC). The original intent was that the nonprofit organization would become qualified as Bay City's Community Housing Development Organization (CHDO). For several reasons, creating a new CHDO for Bay City at this time is not practical. However, creation of a nonprofit subsidiary of BCHC is practical, and is advantageous over the long-term regardless of its ability to qualify as a CHDO. The subsidiary nonprofit Board would be determined by the BCHC Board of Commissioners and established so as to mirror the BCHC Board.

PURPOSE OF THE RESOLUTION:

The purpose of the nonprofit would be the development, investment and management of affordable housing. Currently, the Bay City Housing Commission owns three buildings (six units) and several vacant lots in the corridor running north from 11th Street along N. Adams and N. Jefferson Streets that it proposes to transfer ownership into the nonprofit and begin to establish an operating history and asset base.

From that initial operating platform, the nonprofit development company will seek funds from the City's HOME/CDBG programs and other sources to support the development of small affordable housing projects. Creating a standalone entity provides programmatic separation from BCHC's traditional HUD-funded programs and reduces the restrictions on those assets and revenues.

As the nonprofit entity grows its asset base, it will also increase its access to other opportunities to serve the community, all such activities would be linked to improving affordable housing opportunities through direct investment. The nonprofit would not intend to operate any program business lines such as community engagement or education programs not directly linked with its assets or without sustainable program financial support.

An essential element for forming the nonprofit will be to obtain legal opinion confirming that the Bay City Housing Commission's payment in lieu of taxes (PILOT) Cooperation Agreement with the City of Bay City will also extend to all assets owned by the subsidiary nonprofit.

The Board of Directors of the Bay City Housing Commission will also serve on the board of directors of the nonprofit.

FINANCIAL IMPACT:

The Bay City Housing Commission will enter into management and operating agreements with the nonprofit. The revenue transferring to the nonprofit would likely be offset in the early years of the nonprofit by fees and overhead costs reimbursed to the Bay City Housing Commission for the management of the organization.

Segregating smaller, unrestricted assets in this way from the Bay City Housing Commission will add a layer of legal and financial insulation to the performance of the nonprofit. The Bay City Housing Commission would retain an option to re-acquire the assets it transfers to the nonprofit as a further vehicle to assure/control the assets remain dedicated to affordable housing purposes.

SUMMARY:

The Bay City Housing Commission's creation of a nonprofit community development corporation (CDC) will provide operational flexibility to the nonprofit entity that could not otherwise support its own capacity and stability. The management and operational support provided by the Bay City Housing Commission is unmatched in the community while the combined management load from the two entities is well-within the Bay City Housing Commission's organizational capacity.

ATTACHMENTS:

Resolution #445

CORPORATE RESOLUTION # 445

CREATION OF A 501 (C)(3) NONPROFIT COMMUNITY DEVELOPMENT CORPORATION TO BE A SUBSIDIARY OF THE BAY CITY HOUSING COMMISSION

WHEREAS, the Bay City Housing Commission, hereinafter (BCHC), seeks to create a subsidiary nonprofit organization in accordance with the Internal Revenue Code Section 501(c)(3) with a working name of Bay Area Development Corporation (BADC), to engage BCHC in management and operating agreements for the long-term management and operational support of BADC, and

WHEREAS, the BCHC intends to transfer ownership of three improved parcels of land known as 112 Spruce St, 521 Broadway and 216 N Madison Ave to BADC to the BADC upon incorporation.

WHEREAS, the BCHC believe it in the best interest of BCHC for the Board Members of BCHC to also serve as Board Members of BADC.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Bay City Housing Commission, authorizes the Chief Executive Officer to create the nonprofit entity, draft its Articles of Incorporation and By-laws for review and approval BACD's Board, and complete the transfer of title to the properties referenced above.

CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Bay City Housing Commission, a public body corporate and politic, duly created and formed pursuant to the laws of the state of Michigan and that the foregoing is a true record of a resolution duly adopted at a meeting of the and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation December 4, 2024, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, the BCHC, by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on this 4th day of December 2024.

Secretary

Date

Date

Witness