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

02698

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, June 24, 2026**

Call to Order at: **2:00 PM**

ATTENDANCE LOG

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

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the revised agenda as handed out.

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

2. Approval of the Regular Meeting minutes (05/27/2026) of the Bay City Housing Commission as presented.

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

3. Suspend the regular rules for Public Input at 2:05 PM.

Public Input

Speaker	Time	Address	Issue

No one was present to address the Board. The Board agreed to hear late arrivals.

Return to Regular Order at 2:06 PM

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

4. The Board received the 06/24/2026 CEO Report as presented.

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

5. The Board received the current financial statements for the period ending 05/31/2026.

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

6. The Board affirmed the corrections of Resolution #459 for New Market Commons I 4% LDHA.

Agenda Item:	7b
Motion:	Ryan
Second:	Grady
Motion Approved:	Unanimous

7. The Board affirmed the corrections of Resolution #460 for New Market Commons II 4% LDHA.

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

8. The Board approved all disbursements including ACH transactions and payroll in the total amount of $670,313.09 for the period ending 05/31/2026.

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

9. The Board approved the proposed change to the Board Meeting Schedule, combining the July and August 2026 Meetings into one Meeting on August 5, 2026.

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

10. The Board approved the advertising of CY2026 Annual PHA Plan.

Agenda Item:	NA
Motion:	Ryan
Second:	Kiesel
Motion Approved:	Unanimous

11. Adjournment at 2:50 PM.

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

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:

By: John C. Neeb, III CFO

Date: 8/5/2026

Secretary:

Deb Kiesel

Date: 8/5/2026