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

02702

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: **Monday, June 29, 2026**

Call to Order at: **1:59 PM**

ATTENDANCE LOG

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

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the agenda as presented.

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

2. Approval of the Regular Meeting minutes of the Bay City Housing Commission. No minutes presented.

Agenda Item:	3a
Motion:	NA
Second:	NA
Motion Approved:	Unanimous

3. Suspend the regular rules for Public Input at 2:00 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 2:00 PM

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

4. Suspend the Regular Order for Closed Session at 2:00 PM. Discussion of personnel matters regarding William Phillips.

Agenda Item:	6a
Motion:	Grady
Second:	Whaley
Motion Approved:	Unanimous

5. Return the Regular Order at 2:48 PM and Board Chair certifies that no action was taken during the Closed Session.

Agenda Item:	6a
Motion:	Grady
Second:	Ryan
Motion Approved:	Unanimous

6. The Board accepted William Phillips resignation dated 06/26/2026 with regrets. A letter was drafted to William Phillips, signed by the Board President.

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

7. The Board reviewed and discussed each of the Chief Executive Officer Succession Pathways. The Board approved Succession Pathway 5 - Internal Appointment Subject to Performance Review.

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

8. The Board approved a 10% salary increase to John Neeb, the newly appointed Chief Executive Officer.

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

9. The Board approved Resolution #461 granting signing authority and authority to conduct business of the Bay City Housing Commission to John Neeb, Chief Executive Officer.

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

10. Adjournment at 3:00 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 CEO

Date: 8/5/2026

Secretary:

Deb Kiesel

Date: 8/5/2026