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

02706

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, August 5, 2026**

PUBLIC HEARING FOR APPROVAL OF 2026 PHA ANNUAL PLAN

1. Opened Public Hearing at 2:00 PM

2. Summarized the 2026 PHA Annual Plan along with all of the resident comments received during the Resident Advisory Board Meeting held on August 4, 2026 at City Hall, Commissioners Chambers, 301 Washington, Bay City,

3. No public comments were received at this time.

4. Closed Public Hearing at 2:10 PM.

Call to Order at: **2:10 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		

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the agenda as presented.

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

2. Approval of the Regular Meeting minutes (06/24/2026) of the Bay City Housing Commission as presented.

Agenda Item:	4b
Motion:	Ryan
Second:	Whaley
Motion Approved:	Unanimous

3. Approval of the Special Meeting minutes (06/29/2026) of the Bay City Housing Commission as presented.

Agenda Item:	4c
Motion:	Ryan
Second:	Whaley
Motion Approved:	Unanimous

4. Suspend the regular rules for Public Input at 2:15 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 2:16 PM

Agenda Item: 5
Motion: N/A
Second: N/A
Motion Approved: Unanimous

5. The Board received the 08/05/2026 CEO Report as presented.

Agenda Item: 8a
Motion: Whaley
Second: Kiesel
Motion Approved: Unanimous

6. The Board received the current financial statements for the period ending 06/30/2026.

Agenda Item: 8a
Motion: Whaley
Second: Kiesel
Motion Approved: Unanimous

7. The Board approved and signed the Resolution #462 for submission to HUD for the 2026 PHA Annual Plan.

Agenda Item: 8b
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

8. The Board approved the presented AI Policy for the Bay City Housing Commission.

Agenda Item: 8c
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous with Commissioner Grady abstaining

9. The Board approved all disbursements including ACH transactions and payroll in the total amount of $594,861.96 for the period ending 06/30/2026.

Agenda Item: 8d
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

10. Adjournment at 3:30 PM.

Agenda Item 10
Motion: Ryan
Second: Kiesel
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: 8/26/26

Secretary:

Deb Kiesel

Date: 8/26/26