



East Tawas Housing Regular Commission Meeting

Port Huron Housing Commission

Wednesday, January 21, 2026 at 10:00 AM EST to Wednesday, January 21, 2026 at 11:00 AM EST

South Tower Community Room 304 W. Bay Street, East Tawas, MI

Agenda

I. Call to Order

Presenter: Ann Balfour

II. Roll Call:

Presenter: James A. Dewey

A. Present:

President Ann Balfour, Vice President Joe Cano Jr., Michael Ebel, Dr. Cary Lichtman and Andrew Mong

B. ETHC and City of East Tawas Representatives:

City Manager Brent Barringer, Property Manager Candice Smith, Maintenance Staff Evan Buysens, Julie Potts Finance Director/Deputy Treasurer and Councilwoman Sandi Hamill

C. PHHC Management Group Via Zoom:

Deputy Executive Director Shannon King, Financial Manager Suzanne Ward, Operation Manager Pam Moses and Program Assistant Specialist Anne Landschoot

D. Absent:

Executive Director James A. Dewey

III. Public Comment for anything on the agenda

Presenter: Ann Balfour to hear comments about items on agenda

IV. Approval of Agenda to Include Changes/Additions

Presenter: Ann Balfour to hear Motion/Support/Vote

- Changes:
- Additions:

V. Approval of Minutes - Meeting Minutes

Presenter: Ann Balfour to hear Motion/Support/Vote

- Regular December 17, 2025 Meeting Minutes

VI. Presentation or communication

Presenter: Ann Balfour to hear any presentation/communication

VII. Review of the Financial Reports:

A. ETHC Balance Sheet and Budget vs. Actual

Presenter: Ann Balfour for Motion/Second

- December, 2025

B. Bay Park Tower North/South Check Disbursements

Presenter: Ann Balfour for Motion/Second

Guest: James A Dewey for Roll Call Vote

- December, 2025

C. E-LOCCS - Capital Funding

Presenter: Ann Balfour for discussion purposes only

D. Tenant Annual Account Write off for FYE 2025

VIII. Executive Directors Report/ETHC Management's Report:

Presenter: ED James A. Dewey

- January 2026

IX. Unfinished Business:

Presenter: Ann Balfour to hear unfinished business

- None

X. New Business:

A. Contract Approvals:

Presenter: Ann Balfour for Motion/Second to discuss

Guest: James A. Dewey to hold Roll Call Vote

- None

B. Resolution(s):

Presenter: Ann Balfour to hear Motion/Support/Vote

Guest: Jim Dewey roll call

1. Resolution No. 2026-01 Maintenance Policy

C. Travel and Training

Presenter: Ann Balfour for Motion/Second to discuss

Guest: James A. Dewey for Roll Call Vote

- None

D. Miscellaneous:

1. Bay Park North and South Tower Monthly Vacancy Report

Presenter: Ann Balfour for discussion only

100% full as of 01.02.2026

2. ETHC Commissioner Board Meeting Proposal time change

- Proposed time change to 9:30 AM

XI. Public Audience Comments

Presenter: Ann Balfour to hearing public comments

XII. City Council Liaison Comments

Presenter: Ann Balfour to open floor to listen comments from City Members

XIII. Commissioner's Comments

Presenter: Any member of ETHC Board of Commissioners

XIV. Adjournment

Presenter: Ann Balfour to hear Motion/Second/Vote to close meeting

- Next approved meeting shall be held on February 18th at 9:30 AM

