

Jackson Housing Commission
Board of Commissioners
Regular Meeting
February 17, 2021 @ 12:00pm
Conference Call
Authorized Per Executive Order 2020-15 (COVID-19)

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
Caroline Parker, Commissioner
Carmen Wade, Commissioner
Josh Burgett, Commissioner
4. Motion to approve/change the consent agenda
5. Public Comments (limited to 3 minutes)
6. Approval of Regular Meeting Minutes: January 20, 2021
7. Approval of the Previously Paid Liabilities: January 2021
8. RESOLUTIONS
No Collection Losses for February 2021; 2021& 2020 Comparison Included
Resolution No.2021-02: Approval to Perform Due Diligence for Considered Property Purchase from
the City of Jackson
9. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
10. Other Business
11. ADJOURNMENT

NEXT MEETING: Regular Meeting- March 17, 2021-Virtual Meeting

Jackson Housing Commission

Board of Commissioners

Regular Meeting

January 20, 2021

Meeting via Conference Call

Authorized Per State of Michigan Executive Order 2020-15(COVID-19)

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday, January 30, 2020 via conference call and per executive order the broadcast information was widely distributed. Commissioner Woods called the meeting to order at 12:01pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:

Michelle Woods	Present (via conference line)
Caroline Parker	Absent (via conference line)
Carmen Wade	Present (via conference line)
Josh Burgett	Present (via conference line)

Commissioner Parker was not present during the roll call arrived at 12:04pm.

Also, present:

Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Chelsea Poole, Compliance & Contract Specialist

Commissioner Wade **MOTIONED** to approve the Consent Agenda; Commissioner Burgett **SECONDED**; and upon voice the meeting proceeded.

21-01-20-01 Commissioner Woods extended an invitation for member of the public to comment; A representative from the Michigan Department of Correction acknowledged being on the call; but no comments were made.

21-01-20-02 **Approval of the Regular Meeting Minutes December 18, 2020.**
Commissioner Wade **MOTIONED** to approve the Regular Meeting Minutes-December 18, 2020. Commissioner Woods **SECONDED** and upon voice vote the motion adopted:

AYES: M. Woods, C. Wade

NAYS: None

ABSTAIN: Burgett

ABSENT: C. Parker (Arrived after at 12:04)

21-01-20-03 **Approval of Previously Paid Liabilities December 2020**

- Questions were asked regarding previously paid liabilities. Therefore, Ms. Ingram shared the following:
- Christoffs and Sons are disinfecting JHC offices weekly and are paid with Cares Act Funds.
- Tracie S., is expected to receive an offer for employment from JHC in about a week. The delay in hiring was due to Ms. Ingram and staff carefully assessing the current structure of the property management team, and determining if an additional case management position is financially sustainable for the agency.

- CAA recently submitted additional bills that included final reconciliations for underpayment for services. This current batch of statements should be the last from the CAA for providing case management services for JHC residents.
- The procurement for trash hauling services is in its final stages of confirming service deliverables and expectations. The target date for implementation is March 1, 2021.
- JHC has contracted unit turns with Next Chapter in an effort to support staff social distancing.

Commissioner Burgett **MOTIONED** to approve Previously Paid Liabilities-December 2020
Commissioner Parker **SECONDED** and upon roll call the motion adopted:

AYES: M. Woods, C. Parker, C. Wade, J. Burgett

NAYS: None

ABSTAIN: None

ABSENT: None

21-01-20-04 Resolution No.2020-01: Approval of Collection Loss Write-Offs December 2020

Commissioner Wade **MOTIONED** to approve Collection Losses in the amount of \$8,218.49.
Commissioner Parker **SECONDED** and upon roll call the motion adopted:

AYES: M. Woods, C. Parker, C. Wade, J. Burgett

NAYS: None

ABSTAIN: None

ABSENT: None

21-01-20-05 Director's Report

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Account Receivables

C. Vacant Unit Turnaround

D. Moveout Report

Executive Director's Report

E. PH Income Statement

F. Petty Cash Fund Register

G. After Hours/Emergency Response Report

H. Utility Costs and Consumption

Other Business-Executive Director Reporting:

- Ms. Ingram provided an overview regarding circumstances surrounding the fire that occurred at Reed Manor D-Bldg. on January 18, 2021. Ms. Ingram informed that an individual trespassed from the premises earlier in the week broke into two apartments and used a flammable substance to cause a fire in the second apartment. The perpetrator who suffered severe smoke inhalation, police informed was not available for questioning.
- Ms. Ingram was grateful that there was no loss of life or injuries sustained by the residents. As a result of the fire, the Red Cross placed twenty-six residents in hotels and will pay for two nights lodging and meals, after which JHC will incur the cost for lodging and meals. Ms. Ingram also noted that City of Jackson inspector and the Jackson fire Chief were very responsive. It was determined by both that the fire was well contained to the unit

where the fire started. It was also noted that the buildings are built well and are very safe. Nevertheless, extensive repairs are necessary for duct work, wiring, as well as damage caused by water to extinguish the fire and excessive smoke. The expected adjusters report will determine the extent of the repairs. Four to six units are expected to be offline for a long time. In the meantime, various social service agencies are assessing needs and finding ways to provide services, clothing, household items and furniture to replace losses in the fire. JHC case management has also solicited items on social media.

- Ms. Ingram expressed sincere gratitude for JHC staff and their amazing response in extremely chaotic setting.
- Ms. Ingram informed that Chelsea Poole received an exciting opportunity and will be performing contract and file compliance work for the agency. Transitioning of her current responsibilities will continue in the weeks to come. However, Ms. Ingram stated that she is evaluation her current administrative needs and will not immediately fill the secretary position.
- Ms. Ingram shared that Shari Boyce, HCV Director is as always, doing a wonderful job overcoming obstacles related to onboarding a new property into the HCV Program.
- Ms. Ingram commented that there is an ongoing matter with escalating dialog coming from a resident dissatisfied with her unit and wanting a transfer to a scattered site. Ms. Ingram shared that the resident has made allegations that her unit is unsafe and has contacted the City of Jackson. Ms. Ingram assured the BOC that the situation is being handled accordingly and is asking the board to redirect the resident back to management if contacted. Also, Southeastern Dispute Resolution Services will provide service to mediate conversations between the resident and JHC.
- Circumstances have not allowed a meeting with the City Manager concerning the deeds to JHC properties. Ms. Ingram will follow up with the BOC at next months meeting.

Commissioner Parker **MOTIONED** to adjourn the Regular Meeting at 12:46pm. Commissioner Wade **SECONDED** and upon voice vote the meeting adjourned.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

**Jackson Housing Commission
Previously Paid Liabilities Report**

HCV Program
January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55581	hcv	KCL GROUP BENEFITS	1/4/2021	01-2021	Check	01.01.2021-01.31.2021	hcv	109.62	Jan.2021 \$109.62 LTD STD Ad&d Ins.
Total 55581								109.62	
55582	hcv	ADVANCED KIOSKS	1/4/2021	01-2021	Check	30011513	hcv	3,858.80	30011513 \$3858.80 50% down. Social Distancing Kiosks
Total 55582								3,858.80	
55583	hcv	First National Bank Omaha	1/6/2021	01-2021	Check	Efax/Google Apps	hcv	103.20	Google Apps Dec.2020 Costs
Total 55583								103.20	
55584	hcv	City Of Jackson - Finance Departm	1/8/2021	01-2021	Check	Dec.2020 Pension Contributor	hcv	1,356.42	Dec.2020 Pension Employee Cont-Admin
Total 55584						Dec.2020 Pension Contributor	hcv	1,976.61	Dec.2020 Pension Employer Cont-Admin
55585	hcv	CATHERINE GREER- HAYWORTH	1/8/2021	01-2021	Check	Soc. Distancing Mitigation	hcv	45.00	Apr.2020 \$45.00 Personal Cellphone Xfinity
Total 55585						Soc. Distancing Mitigation	hcv	45.00	June.2020 \$45.00 Personal Cellphone Xfinity
55586	hcv	JACKSON UTILITY BILLING	1/8/2021	01-2021	Check	Soc. Distancing Mitigation	hcv	45.00	May.2020 \$45.00 Personal Cellphone Xfinity
Total 55586						Soc. Distancing Mitigation	hcv	135.00	
55587	hcv	Jackson Housing Commission	1/8/2021	01-2021	Check	12/01/2020 Read Date	hcv	15.91	Sewer
Total 55587						12/01/2020 Read Date	hcv	49.50	Water Consumption 0
55588	hcv	The Neirod Company	1/8/2021	01-2021	Check	Jan.2021 SB Management Fees	hcv	3,000.00	\$3000.00 Jan.2021 SB Management Fees
Total 55588						4097PH/ 4096S8	hcv	1,883.00	RU0004096S8 \$1883.00 Utility Allow. Study-2020
55589	hcv	BOYCE	1/8/2021	01-2021	Check	Social Distancing Mitigation	hcv	79.66	April.2020 Xfinity Telework support-Covid
Total 55589						Social Distancing Mitigation	hcv	79.15	August.2020 Xfinity Telework support-Covid
55590	hcv	PURCHASE POWER	1/8/2021	01-2021	Check	Social Distancing Mitigation	hcv	79.81	July.2020 Xfinity Telework support-Covid
Total 55590						Social Distancing Mitigation	hcv	79.67	June.2020 Xfinity Telework support-Covid
55591	hcv	PITNEY BOWES GLOBAL FINANCIA	1/8/2021	01-2021	Check	Social Distancing Mitigation	hcv	79.02	May.2020 Xfinity Telework support-Covid
						Social Distancing Mitigation	hcv	79.16	November.2020 Xfinity Telework support-Covid
						Social Distancing Mitigation	hcv	79.18	October.2020 Xfinity Telework support-Covid
						Social Distancing Mitigation	hcv	79.47	September.2020 Xfinity Telework support-Covid
						Statement Date 12.22.2020	hcv	150.00	8000-9000-0062-0884 \$150.00 Postage Refill
								150.00	

**Jackson Housing Commission
Previously Paid Liabilities Report**

HCV Program
January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 55591						3312667125	hcv	123.55 \$123.55 #3312667125 10/20/2020-01/19/2021 Postage Meter Lease Cost 123.55	
55592	hcv	TDS Metrocom	1/8/2021	01-2021	Check	517/Statement Date 12.28.202	hcv	85.42 517-787-6326 \$85.42 85.42	
Total 55592									
55593	hcv	T-MOBILE	1/8/2021	01-2021	Check	Due 01.13.2021	hcv	26.00 964817515 \$26.00 Jan.2021 Cellphone Cost 26.00	
Total 55593									
55594	hcv	Christoff & Sons Floor Covering Inc	1/8/2021	01-2021	Check	13708/ 13710	hcv	336.60 13708 \$336.60 Covid-19 Office Disinfecting 336.60 13710 \$336.60 Covid-19 Office Disinfecting 673.20	
Total 55594									
55595	hcv	DINSMORE AND SHOHL, LLP	1/8/2021	01-2021	Check	4632297	hcv	255.00 4632297 \$255.00 Covid-19 Consulting 255.00	
Total 55595									
55596	hcv	LORENZO NEAL	1/8/2021	01-2021	Check	35	hcv	58.50 01.06.2021 2.25hrs@\$26.00 32.50 12.22.2020 1.25hrs@\$26.00 91.00	
Total 55596									
55597	hcv	AccuShred, LLC	1/15/2021	01-2021	Check	62315	hcv	27.65 Dec.2020 \$27.65 Document Destruction 27.65	
Total 55597									
55598	hcv	American Office Solutions	1/15/2021	01-2021	Check	In 253792/ In 246063	hcv	92.70 In 253792 \$92.70 Social distance printers Covid-19 92.70	
Total 55598									
55599	hcv	ANNE- MARIE CUNNINGHAM	1/15/2021	01-2021	Check		hcv	160.32 April.2020 Distance Mitigation Internet/Cellphone 120.81 August.2020 Distance Mitigation Internet 121.87 December.2020 Distance Mitigation Internet 120.52 July.2020 Distance Mitigation Internet 160.67 June.2020 Distance Mitigation Internet/Cellphone 160.24 May.2020 Distance Mitigation Internet/Cellphone 121.65 November.2020 Distance Mitigation Internet 120.83 October.2020 Distance Mitigation Internet 120.00 PPE Expense \$120.00 120.83 September.2020 Distance Mitigation Internet 1,327.74	
Total 55599									
55600	hcv	AMERICAN OFFICE SOLUTIONS	1/15/2021	01-2021	Check	28530301	hcv	75.99 #28530301 \$75.99 Costs of counted copies/fax 75.99	
Total 55600									
55601	hcv	ACCIDENT FUND	1/15/2021	01-2021	Check	01/30/2021 Inv	hcv	654.30 Worker Comp Installation \$654.30	

Jackson Housing Commission
Previously Paid Liabilities Report
 HCV Program
 January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 55601								654.30	
55602	hcv	PC Solutions	1/15/2021	01-2021	Check	M28342	hcv	164.79	M28342 \$164.79 Monthly IT Support Costs
Total 55602								164.79	
55603	hcv	TALK THE WORK NUMBER	1/15/2021	01-2021	Check	1002309777	hcv	3.34	1002309777 \$3.34 Pre Tenant Screening Ancillary Fee
Total 55603								3.34	
55604	hcv	WISE CONSULTING	1/15/2021	01-2021	Check	386	hcv	60.00	386 \$60.00 Jan.2021 Managed Service- Accounting
Total 55604								60.00	
55605	hcv	First National Bank Omaha	1/25/2021	01-2021	Check	Office Max	hcv	137.78	Office Max \$137.78 1099 Envelopes.
Total 55605								137.78	
55606	hcv	Blue Care Network Of Michigan	1/27/2021	01-2021	Check	210080042492	hcv	3,507.23	Admin contribution Feb.2021 Hospital Ins.
Total 55606								3,507.23	
55607	hcv	Christoff & Sons Floor Covering Inc	1/27/2021	01-2021	Check	14667/ 14624	hcv	157.86	# 14624 \$157.86 JHC Covid-19 Disinfecting Costs
Total 55607								157.86	
55608	hcv	KCL GROUP BENEFITS	1/27/2021	01-2021	Check	01-2021-02.28.2021 LTD/STF-	hcv	109.62	02.01.2021-02.28.2021 \$109.62 LTD/STD- Life Ins
Total 55608								109.62	
55609	hcv	WISE CONSULTING	1/27/2021	01-2021	Check	391	hcv	378.75	#391 \$378.75 Dec.2020 Financials Cost
Total 55609								378.75	
55610	hcv	DBI BUSINESS INTERIORS	1/29/2021	01-2021	Check	364-0/191511-0/193906-0/191	hcv	385.11	191581-0 \$385.11 Paper/Tape/Folder/Duster/Planner
Total 55610								385.11	
55611	hcv	PC Solutions	1/29/2021	01-2021	Check	M28498/ M28499/ M28396	hcv	30.00	M28396 \$30.00 S.Boyce It Support
Total 55611								30.00	
55612	hcv	AMAZON	1/29/2021	01-2021	Check	596765337368	hcv	113.04	596765337368 \$113.04 Hand Sanitizer Dispenser
Total 55612								113.04	
Grand Total								22,006.37	

Jackson Housing Commission
Previously Paid Liabilities Report
 Public Housing
 January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
67789	ph	YARDI SYSTEMS, INC	1/4/2021	01-2021	Check				
						3496695	amp3	4,327.06	3496695 \$4327.06 PH-Only HousingCafe Portal Costs
						3496695	amp1	4,327.07	3496695 \$4327.07 PH-Only HousingCafe Portal Costs
						3496695	amp2	4,327.07	3496695 \$4327.07 PH-Only HousingCafe Portal Costs
Total 67789								12,981.20	
67790	ph	KCL GROUP BENEFITS	1/4/2021	01-2021	Check				
						01.01.2021-01.31.2021	amp3	202.37	Jan.2021 \$202.37 LTD STD Ad&d Ins.
						01.01.2021-01.31.2021	amp1	246.16	Jan.2021 \$246.16 LTD STD Ad&d Ins.
						01.01.2021-01.31.2021	amp2	266.79	Jan.2021 \$266.79 LTD STD Ad&d Ins.
Total 67790								715.32	
67791	ph	TRACIE SUTLIFF	1/4/2021	01-2021	Check				
						106, G-38, G-15	amp3	480.00	106 \$480.00 12hrs@\$40.00 an hour
						106, G-38, G-15	amp2	480.00	G-15 \$480.00 12hrs@\$40.00 an hour
						106, G-38, G-15	amp2	480.00	G-38 \$480.00 12hrs@\$40.00 an hour.
Total 67791								1,440.00	
67792	ph	ADVANCED KIOSKS	1/4/2021	01-2021	Check				
						30011513	amp1	3,858.80	30011513 \$3858.80 50% down. Social Distancing Kiosks
						30011513	amp2	3,858.80	30011513 \$3858.80 50% down. Social Distancing Kiosks
						30011513	amp3	3,858.80	30011513 \$3858.80 50% down. Social Distancing Kiosks
Total 67792								11,576.40	
67793	ph	First National Bank Omaha	1/6/2021	01-2021	Check				
						Efax/Google Apps	amp1	103.20	Google Apps Dec.2020 Costs
						Efax/Google Apps	amp2	103.20	Google Apps Dec.2020 Costs
						Efax/Google Apps	amp3	103.20	Google Apps Dec.2020 Costs
Total 67793								309.60	
67794	ph	AMBS CALL CENTER	1/8/2021	01-2021	Check				
						201211214	amp3	179.34	201211214 \$179.34 After Hrs Call Center 11.30.2020-12.30.2020
						201211214	amp1	185.18	201211214 \$185.18 After Hrs Call Center 11.30.2020-12.30.2020
						201211214	amp2	433.65	201211214 \$433.65 After Hrs Call Center 11.30.2020-12.30.2020
Total 67794								798.17	
67795	ph	CASLER HARDWARE	1/8/2021	01-2021	Check				
						1-35918	amp2	284.98	1-35918 \$284.98 Valves/Bulbs/Caps
Total 67795								284.98	
67796	ph	CONSUMERS ENERGY	1/8/2021	01-2021	Check				
						100034185817 + 17 More	amp2	13,522.90	KWH Consumption 114960
						100034185817 + 17 More	amp3	850.22	KWH Consumption 1202
						100034185817 + 17 More	amp1	43.33	KWH Consumption 232
						100034185817 + 17 More	amp3	104.51	KWH Consumption 514
						100034185817 + 17 More	amp2	22.30	MCF Consumption 1
						100034185817 + 17 More	amp3	154.41	MCF Consumption 13
						100034185817 + 17 More	amp3	898.48	MCF Consumption 30
						100034185817 + 17 More	amp1	80.93	MCF Consumption 9
Total 67796								15,677.08	
67797	ph	City Of Jackson - Finance Departm	1/8/2021	01-2021	Check				

Jackson Housing Commission
Previously Paid Liabilities Report
 Public Housing
 January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 67797								22,155.73	
67798	ph	COMCAST	1/8/2021	01-2021	Check	8478, 9913, 3940, 4708	amp3	204.30	4280104708 \$204.30 109 Shahan Dr.
						8478, 9913, 3940, 4708	amp1	116.85	4280358478 \$116.85 410 E High Internet
						8478, 9913, 3940, 4708	amp2	224.59	4280363940 \$224.59 301 Steward Internet
						8478, 9913, 3940, 4708	amp1	215.13	4280369913 \$215.13 316 Barbary Internet
Total 67798								760.87	
67799	ph	DBI BUSINESS INTERIORS	1/8/2021	01-2021	Check	188272-0	amp2	139.08	188272-0 \$139.08 Pins, Files, Envelopes
Total 67799								139.08	
67800	ph	GRIMES PLUMBING COMPANY, INC	1/8/2021	01-2021	Check	10475/10319/10469/10468	amp1	144.00	10319 \$144.00 Minor Plumbing 938 Maple
						10475/10319/10469/10468	amp2	181.25	10468 \$181.25 Minor Plumbing A-12
						10475/10319/10469/10468	amp2	393.50	10469 \$393.50 Minor Plumbing I-66
						10475/10319/10469/10468	amp1	119.50	10475 \$119.50 Minor Plumbing 315 Barbary
Total 67800								838.25	
67801	ph	Griffin Pest Solutions	1/8/2021	01-2021	Check	2030421/ 2016738	amp2	1,946.00	2016738 \$1946.00 Biweekly Universal Bed Bug 1st of Month
						2030421/ 2016738	amp2	80.00	2030421 \$80.00 Premium Roach Service E-Building
Total 67801								2,026.00	
67802	ph	HD Supply Facilities Maintenance	1/8/2021	01-2021	Check	6749/6374/8215	amp2	532.34	9187326749 \$532.34 Soap Holder/Knobs/Bulbs
						6749/6374/8215	amp2	68.56	9187416374 \$68.56 Knobs
						6749/6374/8215	amp2	23.96	9187448215 \$23.96 Maint. Supplies
Total 67802								624.86	
67803	ph	EPM LAWNSCAPE	1/8/2021	01-2021	Check	LMN-22001	amp2	490.00	LMN-22001 \$490.00 11.22.2020 & 11.30.2020 Salt-De-Icing
Total 67803								490.00	
67804	ph	INK CONTRACTING LLC	1/8/2021	01-2021	Check	1664/1663/1661/1662	amp1	2,800.00	1661 \$2800.00 10/1-10/29/2020 Lawn Care
						1664/1663/1661/1662	amp1	3,600.00	1662 \$3600.00 11/4-11/28/2020 Lawn Care
						1664/1663/1661/1662	amp2	1,600.00	1663 \$1600.00 10/1-10/28/2020 Lawn Care
						1664/1663/1661/1662	amp2	1,800.00	1664 \$1800.00 11/2-11/28 Lawn Care

Jackson Housing Commission
Previously Paid Liabilities Report
 Public Housing
 January 1, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 67804								9,800.00	
67805	ph	JACKSON GLASS WORKS INC	1/8/2021	01-2021	Check	434428/ 434794 434428/ 434794	amp1 amp2	113.33 434428 \$113.33 Window Replacement 1207 Merriman 236.27 434794 \$236.27 Window Replacement 1-32	
Total 67805								349.60	
67806	ph	JACKSON UTILITY BILLING	1/8/2021	01-2021	Check	12/01/2020 Read Date 12/01/2020 Read Date 12/01/2020 Read Date 12/01/2020 Read Date	amp1 amp2 amp2 amp2	519.46 Sewer 2,219.62 Sewer 864.44 Water Consumption 19400 3,680.66 Water Consumption 96000	
Total 67806								7,284.18	
67807	ph	Jackson Housing Commission	1/8/2021	01-2021	Check	Jan.2021 Bookkeeping Fees Jan.2021 Bookkeeping Fees Jan.2021 Bookkeeping Fees	amp2 amp1 amp3	2,168.00 \$2168.00 Jan.2021 Bookkeeping Fees 870.00 \$870.00 Jan.2021 Bookkeeping Fees 908.00 \$908.00 Jan.2021 Bookkeeping Fees	
Total 67807								3,946.00	
67808	ph	Jackson Housing Commission	1/8/2021	01-2021	Check	Jan.2021 Asset Management Fee Jan.2021 Asset Management Fee Jan.2021 Asset Management Fee	amp2 amp3 amp1	1,176.00 \$1176.00 Jan.2021 Asset Management Fees 480.00 \$480.00 Jan.2021 Asset Management Fees 516.00 \$516.00 Jan.2021 Asset Management Fees	
Total 67808								2,172.00	
67809	ph	Johnstone Supply	1/8/2021	01-2021	Check	2035411	amp1	423.91 2035411 \$423.91 Inducer Repl Kt	
Total 67809								423.91	
67810	ph	Lammers Heating & A/C	1/8/2021	01-2021	Check	37064/ 36677 37064/ 36677	amp3 amp1	145.00 12741-36677 \$145.00 122 Shahan HVAC Service 353.25 12741-37064 \$353.25 1201 Heather HVAC Service	
Total 67810								498.25	
67811	ph	MINUTEMAN SEWER & DRAIN INC	1/8/2021	01-2021	Check	20-1905/ 20-1921 20-1905/ 20-1921	amp1 amp2	285.00 20-1905 \$285.00 1238/1240 Laurel Ln Minor Plumbing 285.00 20-1921 \$285.00 A-14 Minor Plumbing	
Total 67811								570.00	
67812	ph	OTIS ELEVATOR COMPANY	1/8/2021	01-2021	Check	83001/ 84001 83001/ 84001	amp2 amp2	1,342.50 CVJ16183001 \$1342.50 I - Building Elevator Repair. 1,342.50 CVJ16184001 \$1342.50 B-Building Elevator Repair	
Total 67812								2,685.00	
67813	ph	The Neirod Company	1/8/2021	01-2021	Check	4097PH/ 4096S8 4097PH/ 4096S8 4097PH/ 4096S8	amp1 amp2 amp3	576.33 RU0004097PH \$576.33 Utility Allow. Study-2020 576.33 RU0004097PH \$576.33 Utility Allow. Study-2020 576.34 RU0004097PH \$576.34 Utility Allow. Study-2020	
Total 67813								1,729.00	
67814	ph	PATRIOT PEST CONTROL	1/8/2021	01-2021	Check				

Jackson Housing Commission
Previously Paid Liabilities Report
 Public Housing
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 67814						193/ 194/ 187/ 197 193/ 194/ 187/ 197 193/ 194/ 187/ 197 193/ 194/ 187/ 197	amp2 amp1 amp2 amp2	880.00 187 \$880.00 H & I Building Pest Maint. 100.00 193 \$100.00 1217 LL Pest Maint. 1,260.00 194 \$1260.00 F-Building Pest Maint. 4,050.00 197 \$4050.00 E-B-G-F Pest Maint.	6,290.00
67815	ph	PURCHASE POWER	1/8/2021	01-2021	Check	Statement Date 12.22.2020 Statement Date 12.22.2020 Statement Date 12.22.2020	amp2 amp1 amp3	135.00 8000-9000-0062-0884 \$135.00 Postage Refill 55.00 8000-9000-0062-0884 \$55.00 Postage Refill 60.00 8000-9000-0062-0884 \$60.00 Postage Refill	250.00
Total 67815									
67816	ph	PITNEY BOWES GLOBAL FINANCIA	1/8/2021	01-2021	Check	3312667125 3312667125 3312667125	amp2 amp1 amp3	111.20 \$111.20 #3312667125 10/20/2020-01/19/2021 Postage Meter Lease Cost 45.30 \$45.30 #3312667125 10/20/2020-01/19/2021 Postage Meter Lease Cost 49.42 \$49.42 #3312667125 10/20/2020-01/19/2021 Postage Meter Lease Cost	205.92
Total 67816									
67817	ph	Postmaster	1/8/2021	01-2021	Check	10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys 10 Tenant Mailbox Keys	amp2 amp2 amp2 amp2 amp2 amp2 amp2 amp2 amp2 amp2	25.00 \$25.00 Austin H-17 25.00 \$25.00 Boobyer H-2 25.00 \$25.00 Bridgford G-39 25.00 \$25.00 Cunningham H-18 25.00 \$25.00 Dingee D-17 25.00 \$25.00 Edinger E-13 25.00 \$25.00 England G-42 25.00 \$25.00 Johnson E-18 25.00 \$25.00 Jones H-8 25.00 \$25.00 Richards E-26	250.00
Total 67817									
67818	ph	TDS Metrocom	1/8/2021	01-2021	Check	(517)Statement Date 12.28.2020 (517)Statement Date 12.28.2020 (517)Statement Date 12.28.2020	amp3 amp2 amp1	673.48 517-787-6494 1,155.03 787-0168/780-0181/ 780-0620 579.13 787-1188	2,407.64
Total 67818									
67819	ph	Trail Supply LLC	1/8/2021	01-2021	Check	56951	amp2	189.12 56951 \$189.12 Floor Cleaner/ Garbage Bags	189.12
Total 67819									
67820	ph	THE HOME DEPOT PRO	1/8/2021	01-2021	Check	523209625/ 590149613 523209625/ 590149613	amp2 amp2	-29.91 523209625 Credit Memo \$-29.91 102.55 590149613 \$102.55 Fiberglass	72.64
Total 67820									
67821	ph	T-MOBILE	1/8/2021	01-2021	Check	Due 01.13.2021 Due 01.13.2021 Due 01.13.2021 Due 01.13.2021 Due 01.13.2021	amp3 amp1 amp2 amp3 amp1	114.38 964817515 \$114.38 Jan.2021 Cellphone Cost 182.15 964817515 \$182.15 Jan.2021 Cellphone Cost 245.85 964817515 \$245.85 Jan.2021 Cellphone Cost 508.06 964817515 \$508.06 Jan.2021 Tenant Tablets 508.07 964817515 \$508.07 Jan.2021 Tenant Tablets	

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Total 67821						Due 01.13.2021	amp2	508.07	964817515 \$508.07 Jan.2021 Tenant Tablets
								2,066.58	
67822	ph	ETNA Supply	1/8/2021	01-2021	Check	S103821182.001+	amp1	-36.00	S103249717.001 \$-36.00
						S103821182.001+	amp1	-15.77	S103470667.001 \$-15.77
						S103821182.001+	amp2	1,007.03	S103810110.001 \$1007.03 (2) Water Heaters- Reed
						S103821182.001+	amp3	546.14	S103818809.001 \$546.14 914 BckStone Water Heater
						S103821182.001+	amp3	-171.00	S103819836.001 \$-171.00 Credit
						S103821182.001+	amp1	503.51	S103821182.001 \$503.51 Water Heater
						S103821182.001+	amp1	503.51	S103825635.001 \$503.51 Chalet Water Heater
						S103821182.001+	amp2	-1,106.33	Unapplied Cr. chk#67032 \$-1106.33
Total 67822								1,231.09	
67823	ph	GRIMES PLUMBING COMPANY, INC	1/8/2021	01-2021	Check	10376/10451/10440	amp1	455.00	10376 \$455.00 WH Install CFP 1221 Heather
						10376/10451/10440	amp2	15,352.36	10440 \$15352.36 Water Main Break A-Building CFP
						10376/10451/10440	amp2	598.42	10451 \$598.42 D-10 WH Install CFP
Total 67823								16,405.78	
67824	ph	INK CONTRACTING LLC	1/8/2021	01-2021	Check	1660	amp1	8,450.00	1660 \$8450.00 CFP Counter-top replacement/ Drywall repair 1233 Heather
Total 67824								8,450.00	
67825	ph	KUSTOM US, INC	1/8/2021	01-2021	Check	01-32457-F/ 04-32304-F	amp2	9,403.85	01-32457-F \$9403.85 G-Building Pipe Burst Final Bill
						01-32457-F/ 04-32304-F	amp2	15,018.42	04-32304-F \$15018.42 H-Building Water Damage-Final Bill
Total 67825								24,422.27	
67826	ph	Christoff & Sons Floor Covering Inc	1/8/2021	01-2021	Check	13708/ 13710	amp2	163.98	13708 \$163.98 Covid-19 Office Disinfecting
						13708/ 13710	amp3	380.52	13708 \$380.52 Covid-19 Office Disinfecting
						13708/ 13710	amp1	452.70	13708 \$452.70 Covid-19 Office Disinfecting
						13708/ 13710	amp2	163.98	13710 \$163.98 Covid-19 Office Disinfecting
						13708/ 13710	amp3	380.52	13710 \$380.52 Covid-19 Office Disinfecting
						13708/ 13710	amp1	452.70	13710 \$452.70 Covid-19 Office Disinfecting
Total 67826								1,994.40	
67827	ph	Shannon Aukerman	1/8/2021	01-2021	Check	Soc. Distancing Mitigation	amp2	34.59	April.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	34.59	August.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	43.59	July.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	43.59	June.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	34.59	May.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	44.59	November.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	50.00	October.2020 Frontier Telework support-Covid
						Soc. Distancing Mitigation	amp2	34.59	September.2020 Frontier Telework support-Covid
Total 67827								320.13	
67828	ph	DJMSMORE AND SHOHL, LLP	1/8/2021	01-2021	Check	4632297	amp1	255.00	4632297 \$255.00 Covid-19 Consulting
						4632297	amp2	255.00	4632297 \$255.00 Covid-19 Consulting

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Total 67828						4632297	amp3	255.00	4632297 \$255.00 Covid-19 Consulting
								765.00	
67829	ph	Next Chapter Construction, LLC	1/8/2021	01-2021	Check	1037/ 1039	amp2	2,600.00	1037 \$2600.00 Outsourced Unit Turns-Covid19
						1037/ 1039	amp2	6,985.00	1039 \$6985.00 Outsourced Unit Turns-Covid-19
Total 67829								9,585.00	
67830	ph	Caprisha Breedlove	1/8/2021	01-2021	Check		amp2	28.99	August.2020 Xfinity Telework support-Covid
							amp2	38.99	December.2020 Xfinity Telework support-Covid
							amp2	33.99	July.2020 Xfinity Telework support-Covid
							amp2	28.99	November.2020 Xfinity Telework support-Covid
							amp2	23.99	October.2020 Xfinity Telework support-Covid
							amp2	23.99	September.2020 Xfinity Telework support-Covid
Total 67830								178.94	
67831	ph	Michael Lewis	1/8/2021	01-2021	Check		amp2	300.00	April.2020 Dependent Expenses-Covid-19
							amp2	105.85	April.2020 Telework/Distant Learning Covid
							amp2	150.00	August.2020 Dependent Expenses-Covid-19
							amp2	105.23	August.2020 Telework/Distant Learning Covid
							amp2	105.71	December.2020 Telework/Distant Learning Covid
							amp2	150.00	July.2020 Dependent Expenses-Covid-19
							amp2	105.70	July.2020 Telework/Distant Learning Covid
							amp2	150.00	June.2020 Dependent Expenses-Covid-19
							amp2	106.02	June.2020 Telework/Distant Learning Covid
							amp2	300.00	May.2020 Dependent Expenses-Covid-19
							amp2	106.87	May.2020 Telework/Distant Learning Covid
							amp2	106.62	November.2020 Telework/Distant Learning Covid
							amp2	150.00	October.2020 Dependent Expenses-Covid-19
							amp2	105.95	October.2020 Telework/Distant Learning Covid
							amp2	150.00	September.2020 Dependent Expenses-Covid-19
							amp2	105.33	September.2020 Telework/Distant Learning Covid
Total 67831								2,303.28	
67833	ph	Peggy Dunstan	1/8/2021	01-2021	Check		amp1	211.86	Apr.2020-Nov.2020 Xfinity Telework support-Covid
							amp2	211.86	Apr.2020-Nov.2020 Xfinity Telework support-Covid
							amp3	211.86	Apr.2020-Nov.2020 Xfinity Telework support-Covid
Total 67833								635.58	
67834	ph	Miller	1/8/2021	01-2021	Check		amp2	6.00	Refunding Q-35852
Total 67834								6.00	
67835	ph	Sharpe	1/8/2021	01-2021	Check		amp2	171.00	Refunding Q-35854
Total 67835								171.00	
67836	ph	Love	1/8/2021	01-2021	Check		amp3	25.00	Refunding Q-35848

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Total 67836								25.00	
67837	ph	Olivier	1/8/2021	01-2021	Check		amp3	198.00	Refunding Q-35850
Total 67837								198.00	
67837	ph	TRACIE SUTLIFF	1/13/2021	01-2021	Check	D-20 B-38 G-15 D-20 B-38 G-15 D-20 B-38 G-15	amp2 amp2 amp2	466.67 466.66 466.67	B-38 12hrs@40.00 an hour cleaning D-20 12hrs@40.00 an hour cleaning G-15 12hrs@40.00 an hour cleaning
Total 67837								1,400.00	
67839	ph	First National Bank Omaha	1/13/2021	01-2021	Check		amp2	2,657.10	Baymont 2657.10 C.Rowan 12/24/2020-01/04/2020- Relocation
Total 67839								2,657.10	
67840	ph	MODERN WASTE SYSTEMS	1/15/2021	01-2021	Check	69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639	amp1 amp2 amp3 amp1 amp2 amp3	1,018.55 1,391.65 247.55 2,991.47 6,224.90 2,302.43	69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639 69426/69579/69461/69639
Total 67840								14,176.55	
67841	ph	MODERN WASTE SYSTEMS	1/15/2021	01-2021	Check	44/69895/70107/69935/70111/66 44/69895/70107/69935/70111/66 44/69895/70107/69935/70111/66 44/69895/70107/69935/70111/66 44/69895/70107/69935/70111/66	amp1 amp2 amp3 amp1 amp2 amp3	639.10 1,080.20 257.45 3,021.47 6,224.90 2,302.43	69895 639.10 Nov.2020 Roll Off Service 69935 1080.20 Nov.2020 Roll Off Service 69941 257.45 Nov.2020 Roll Off Service 70044 3021.47 Nov.2020 Trash Service 70107 6224.90 Nov.2020 Trash Service 70111 2302.43 Nov.2020 Trash Service
Total 67841								13,525.55	
67842	ph	AMAZON	1/15/2021	01-2021	Check	965886373343 + 965886373343 + 965886373343 + 965886373343 + 965886373343 +	amp3 amp3 amp3 amp3 amp1	149.00 115.98 55.96 128.99 141.90	446668963574 \$149.00 Bookcase 476386943845 \$115.98 Desk/chairs 65866938787 \$55.96 Desk Organizer 856376874534 \$128.99 File Cabinet 965886373343 \$141.90 Temp. Glass
Total 67842								591.83	
67843	ph	AccuShred, LLC	1/15/2021	01-2021	Check	62315 62315	amp2 amp3	27.65 62.95	Dec.2020 \$27.65 Document Destruction Dec.2020 \$62.95 Document Destruction
Total 67843								90.60	
67844	ph	American Office Solutions	1/15/2021	01-2021	Check	In253792/ In246063	amp1	61.80	In253792 \$61.80 Social distance printers Covid-19
Total 67844								61.80	
67845	ph	CONSUMERS ENERGY	1/15/2021	01-2021	Check				

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Total 67845						100000120798 + 2 more 100000120798 + 2 more 100000120798 + 2 more	amp3 amp3 amp1	10.47 kwh consumption 13 47.97 MCF consumption 3 4,191.78 MCF consumption 444	
67846	ph	DBI BUSINESS INTERIORS	1/15/2021	01-2021	Check	191827-0/ 190435-1/190435-0 191827-0/ 190435-1/190435-0 191827-0/ 190435-1/190435-0	amp1 amp1 amp3	32.92 190435-0 \$32.92 Desk Pad/Clips 27.96 190435-1 \$27.96 Desk Pad 154.57 191827-0 \$154.57 Paper/Toner/Envelope	
Total 67846								215.45	
67847	ph	Firestone Complete Auto Care	1/15/2021	01-2021	Check	117357 117357 117357	amp1 amp2 amp3	21.12 #117357 \$21.12 Oil Change-Traverse 21.12 #117357 \$21.12 Oil Change-Traverse 21.14 #117357 \$21.14 Oil Change-Traverse	
Total 67847								63.38	
67848	ph	GRIFFIN PEST SOLUTIONS	1/15/2021	01-2021	Check	2039548	amp2	80.00 2039548 \$80.00 Prem. Roach Service	
Total 67848								80.00	
67849	ph	AMERICAN OFFICE SOLUTIONS	1/15/2021	01-2021	Check	28530301 28530301 28530301	amp1 amp2 amp3	75.99 #28530301 \$75.99 Costs of counted copies/fax 75.99 #28530301 \$75.99 Costs of counted copies/fax 75.99 #28530301 \$75.99 Costs of counted copies/fax	
Total 67849								227.97	
67850	ph	EPM LAWNSCAPE	1/15/2021	01-2021	Check	LMN-22003	amp3	1,650.00 LMN-22003 \$1650.00 11/22/2020-11/30/2020 Salt, de-icing	
Total 67850								1,650.00	
67851	ph	ACCIDENT FUND	1/15/2021	01-2021	Check	01/30/2021 Inv 01/30/2021 Inv 01/30/2021 Inv	amp1 amp3 amp2	359.87 Worker Comp Installation \$359.87 392.58 Worker Comp Installation \$392.58 883.30 Worker Comp Installation \$883.30	
Total 67851								1,635.75	
67852	ph	GRIMES PLUMBING COMPANY, INC	1/15/2021	01-2021	Check	10567/ 10556 10567/ 10556	amp1 amp1	204.50 #10556 \$204.50 315 Barberr-minor plumbing 143.00 #10567 \$143.00 1251 Laurel- minor plumbing	
Total 67852								347.50	
67853	ph	HAMMOND HARDWARE	1/15/2021	01-2021	Check	165925/C365924/C365339/C3656 165925/C365924/C365339/C3656 165925/C365924/C365339/C3656 165925/C365924/C365339/C3656	amp1 amp1 amp1 amp1	17.43 C365339 \$17.43 Key 52.17 C365683 \$52.17 Key/Thermostat 67.47 C365924 \$67.47 Thermostat 11.69 C365925 \$11.69 Screwdriver	
Total 67853								148.76	
67854	ph	INK CONTRACTING LLC	1/15/2021	01-2021	Check	659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor	amp3 amp3	700.00 #1603 \$700.00 8/3/2020 Mow/Trim 700.00 #1609 \$700.00 8/17/2020 Mow/Trim	

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Total 67854							9,900.00	
67855	ph	INK CONTRACTING LLC	1/15/2021	01-2021	659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor 659,1630,1633,1639,1633 + mor	amp3 amp3 amp3 amp3 amp3 amp3	700.00 #1612 \$700.00 8/24/2020 Mow/Trim 700.00 #1625 \$700.00 8/31/2020 Mow/Trim 700.00 #1630 \$700.00 9/7/2020 Mow/Trim 700.00 #1633 \$700.00 9/14/2020 Mow/Trim 700.00 #1639 \$700.00 9/21/2020 Mow/Trim 5,000.00 #1659 \$5000.00 9/28,10/5,10/26,11/2,11/9 lawn care	
Total 67855							7,700.00	
67856	ph	JACKSON GLASS WORKS INC	1/15/2021	01-2021	1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more 1591/1594/1588/1597 + more	amp3 amp3 amp3 amp3 amp3 amp3 amp3 amp3 amp3 amp3 amp3	700.00 1552 \$700.00 6/18/2020 Mow/Trim 700.00 1557 \$700.00 5/25/2020 Mow/Trim 700.00 1568 \$700.00 6/1/2020 Mow/Trim 700.00 1573 \$700.00 6/8/2020 Mow/Trim 700.00 1576 \$700.00 6/15/2020 Mow/Trim 700.00 1579 \$700.00 6/22/2020 Mow/Trim 700.00 1583 \$700.00 6/29/2020 Mow/Trim 700.00 1588 \$700.00 7/6/2020 Mow/Trim 700.00 1591 \$700.00 7/13/2020 Mow/Trim 700.00 1594 \$700.00 7/20/2020 Mow/Trim 700.00 1597 \$700.00 7/27/2020 Mow/Trim	
Total 67856							417.86	
67857	ph	Lammers Heating & A/C	1/15/2021	01-2021	434828/ 434660 434828/ 434660 37319/ 37388/ 36945 37319/ 37388/ 36945 37319/ 37388/ 36945	amp1 amp1 amp3 amp1 amp3	303.75 434660 \$303.75 1260 Laurel Lane Window Repair 114.11 434828 \$114.11 Glass Installation 640.00 12741-36945 \$640.00 341 Monroe HVAC Service 190.00 12741-37319 \$190.00 514 Summit HVAC Service 229.60 12741-37388 \$229.60 916 Blackstone HVAC Service	
Total 67857							1,059.60	
67858	ph	MINUTEMAN SEWER & DRAIN INC	1/15/2021	01-2021	20-1935	amp1	185.00	20-1935 \$185.00 1227 Heather Minor Plumbing
Total 67858							185.00	
67859	ph	MODERN WASTE SYSTEMS	1/15/2021	01-2021	70350/70499/70394 + 3 more 70350/70499/70394 + 3 more 70350/70499/70394 + 3 more 70350/70499/70394 + 3 more 70350/70499/70394 + 3 more 70350/70499/70394 + 3 more	amp1 amp2 amp3 amp1 amp2 amp3	673.30 70350 \$673.30 Dec.2020 Roll Off 1,276.90 70394 \$1276.90 Dec.2020 Roll Off 230.45 70400 \$230.45 Dec.2020 Roll Off 2,991.47 70499 \$2991.47 Jan.2021 Garbage 6,224.90 70567 \$6224.90 Jan.2021 Garbage 2,302.43 70573 \$2302.43 Jan.2021 Garbage	
Total 67859							13,699.45	
67860	ph	PC Solutions	1/15/2021	01-2021	M28342 M28342 M28342	amp1 amp2 amp3	164.80	M28342 \$164.80 Monthly IT Support Costs M28342 \$164.80 Monthly IT Support Costs M28342 \$164.80 Monthly IT Support Costs
Total 67860							494.40	

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67861	ph	SAFETY SYSTEMS INC	1/15/2021	01-2021	Check			
Total 67861							246.00 512273 \$246.00 Jan.2021 Dec.2021 Annual Fire Alarm 256.00 512274 \$256.00 Jan.2021-Dec2021 Annual Fire Alarm 502.00	
67863	ph	ETNA Supply	1/15/2021	01-2021	Check			
Total 67863							523.89 S103840601.001 \$523.89 W/H CFP 523.89	
67864	ph	GRIMES PLUMBING COMPANY, INC	1/15/2021	01-2021	Check			
Total 67864							400.00 10470 \$400.00 914 Blackstone CFP W/H Install 498.00 10496 \$498.00 1209 Merriman CFP W/H Install 440.00 10497 \$440.00 CFP 1201 Merriman W/H Install 609.10 10597 \$609.10 124 Shahan Drive CFP W/H Install 1,947.10	
67865	ph	TALX THE WORK NUMBER	1/15/2021	01-2021	Check			
Total 67865							3.33 1002309777 \$3.33 Pre Tenant Screening Ancillary Fee 3.33 1002309777 \$3.33 Pre Tenant Screening Ancillary Fee 6.66	
67866	ph	THE WATER STORE INC	1/15/2021	01-2021	Check			
Total 67866							5.00 371088 \$5.00 Water Dispenser Fee 109 Shahan 5.00 371089 \$5.00 Water Dispenser Fee 316 Barbary 5.00 371090 \$5.00 Water Dispenser Fee Rm Office 5.00 371091 \$5.00 Water Dispenser Fee Sec. Office 20.00	
67867	ph	TOMMARK, INC.	1/15/2021	01-2021	Check			
Total 67867							80.94 S6672102.001 \$80.94 Pressure Switch 80.94	
67868	ph	TRANS UNION LLC	1/15/2021	01-2021	Check			
Total 67868							183.40 12027139 \$183.40 Pre Tenant Screening 183.40	
67869	ph	White & Hotchkiss, PLLC	1/15/2021	01-2021	Check			
Total 67869							101.11 12180 \$101.11 Dec.2020 Legal Expenses 104.40 12180 \$104.40 Dec.2020 Legal Expenses 244.49 12180 \$244.49 Dec.2020 Legal Expenses 450.00	
67870	ph	YARDI SYSTEMS, INC	1/15/2021	01-2021	Check			
Total 67870							17.10 3505670 \$17.10 Dec.2020 ACH Costs 3.80 3505670 \$3.80 Dec.2020 ACH Costs 7.60 3505670 \$7.60 Dec.2020 ACH Costs 28.50	
67871	ph	WISE CONSULTING	1/15/2021	01-2021	Check			
Total 67871							33.00 386 \$33.00 Jan.2021 Managed Service- Accounting 36.00 386 \$36.00 Jan.2021 Managed Service- Accounting 81.00 386 \$81.00 Jan.2021 Managed Service- Accounting	

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Total 67871								150.00	
67872	ph	PATRIOT PEST CONTROL	1/20/2021	01-2021	Check	146,145,188,192,191,198 146,145,188,192,191,198 146,145,188,192,191,198 146,145,188,192,191,198 146,145,188,192,191,198	amp3 amp3 amp3 amp3 amp3	3,420.00 145 \$3420.00 9 Units Pest Maint. 1,300.00 188 \$1300.00 5 Units Pest Maint. 380.00 191 \$380.00 1 Unit Pest Maint. 100.00 192 \$100.00 1 Unit Pest Maint. 1,480.00 198 \$1480.00 4 Units Pest Maint.	
Total 67872								6,680.00	
67873	ph	First National Bank Omaha	1/22/2021	01-2021	Check	mont-Rowan wentmore, mackel mont-Rowan wentmore, mackel mont-Rowan wentmore, mackel	amp2 amp2 amp2	1,350.30 C.Rowan \$1350.30 pd until 01.04.2021-01.20.2021 93.92 C.Wrentmore \$93.92 01.18.2021-01.20.2021 187.84 M.Mckenzie \$187.84 pd till 01.18.2021-01.20.2021	
Total 67873								1,632.06	
67874	ph	Blue Care Network Of Michigan	1/27/2021	01-2021	Check	210080042492 210080042492 210080042492 210080042492 210080042492	amp1 amp2 amp3 amp1 amp2 amp3	1,263.55 Admin contribution Feb.2021 Hospital Ins. 2,330.76 Admin contribution Feb.2021 Hospital Ins. 2,731.64 Admin contribution Feb.2021 Hospital Ins. 3,035.19 Maint. contribution Feb.2021 Hospital Ins. 10,077.84 Maint. contribution Feb.2021 Hospital Ins. 927.53 Maint. contribution Feb.2021 Hospital Ins.	
Total 67874								20,366.51	
67875	ph	CONSUMERS ENERGY	1/27/2021	01-2021	Check	10035146164 + 15 Ins 10035146164 + 15 Ins 10035146164 + 15 Ins 10035146164 + 15 Ins 10035146164 + 15 Ins 10035146164 + 15 Ins 10035146164 + 15 Ins	amp2 amp3 amp1 amp3 amp3 amp1 amp3	15,353.32 KWH Consumption 119040 37.34 KWH Consumption 188 7,050.70 KWH Consumption 54496 110.66 KWH Consumption 655 147.14 MCF Consumption 19 5,481.70 MCF Consumption 578 71.12 MCF Consumption 8 8,853.56 MCF Consumption 938	
Total 67875								37,105.54	
67876	ph	Christoff & Sons Floor Covering Inc	1/27/2021	01-2021	Check	146677/14624 146677/14624 146677/14624 146677/14624	amp2 amp1 amp3 amp2	321.93 #14624 \$321.93 JHC Covid-19 Disinfecting Costs 452.70 #14624 \$452.70 JHC Covid-19 Disinfecting Costs 168.66 #14667 \$186.66 JHC Covid-19 Disinfecting Costs 321.93 #14667 \$321.93 JHC Covid-19 Disinfecting Costs 452.70 #14667 \$452.70 JHC Covid-19 Disinfecting Costs	
Total 67876								1,717.92	
67877	ph	COMCAST	1/27/2021	01-2021	Check	0363940*0104708*0369921 0363940*0104708*0369921 0363940*0104708*0369921	amp3 amp3 amp2	246.48 0104708 \$246.48 109 Shahan Office 42.88 0369921 \$42.88 221 Janke Garage 261.98 4280363940 \$261.98 301 Stew Internet	
Total 67877								551.34	
67878	ph	Jackson Housing Commission	1/27/2021	01-2021	Check	Jan.2021 PH Mgmt Fees	amp2	13,662.00	Jan.2021 PH Mgmt Fees \$13662.00

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Total 67878					Jan.2021 PH Mgmt Fees Jan.2021 PH Mgmt Fees	amp3 amp1	5,692.50 5,899.50	PH Mgmt Fees \$5692.50 PH Mgmt Fees \$5899.50
							25,254.00	
67879	ph	KCL GROUP BENEFITS	1/27/2021	01-2021	1:01.2021-02.28.2021 LTD/STF- L :01.2021-02.28.2021 LTD/STF- L :01.2021-02.28.2021 LTD/STF- L	amp3 amp1 amp2	172.22 246.16 266.79	02.01.2021-02.28.2021 \$172.22 LTD/STD- Life Ins 02.01.2021-02.28.2021 \$246.16 LTD/STD- Life Ins 02.01.2021-02.28.2021 \$266.79 LTD/STD- Life Ins
Total 67879							685.17	
67880	ph	WISE CONSULTING	1/27/2021	01-2021	391	amp1	208.31	*391 \$208.31 Dec.2020 Financials Cost
					391	amp3	227.25	*391 \$227.25 Dec.2020 Financials Cost
					391	amp2	511.31	*391 \$511.31 Dec.2020 Financials Cost
Total 67880							946.87	
67881	ph	TRACIE SUTLIFF	1/27/2021	01-2021	d-21 e-10 d-21 e-10	amp2 amp2	600.00 400.00	D-21 15hrs@\$40.00 Cleaning units E-10 10hrs@\$40.00 Cleaning units
Total 67881							1,000.00	
67882	ph	TRACIE SUTLIFF	1/27/2021	01-2021		amp2	800.00	B-7 G-15 Cleaning
						amp2	200.00	D-Building Fire Help Transport,
Total 67882							1,000.00	
67883	ph	First National Bank Omaha	1/29/2021	01-2021		amp2	167.84	Bobby Lee \$167.84 Displacement-Fire
						amp2	167.84	Chris Wrenmore \$167.84 Displacement Fire
						amp2	277.74	Cynthia Rowen 1/25/2021 Displacement- Water
						amp2	167.84	Juanita Gasple \$167.84 Displacement Fire
						amp2	167.84	Marvin Mckenzie \$167.84 Displacement Fire
Total 67883							949.10	
67884	ph	CASLER HARDWARE	1/29/2021	01-2021	I-36150/I-36207 I-36150/I-36207	amp3 amp3	2.58	I-36150 \$2.58 Pipe Plugs
							52.85	I-36207 \$52.85 Spray Paint/Door Reinforcer
Total 67884							55.43	
67885	ph	COMTRONICS	1/29/2021	01-2021	TL012770 TL012770 TL012770	amp1 amp2 amp3	41.92 41.92 41.92	TL012770 \$41.92 Antenna/Microphone- Security TL012770 \$41.92 Antenna/Microphone- Security TL012770 \$41.92 Antenna/Microphone- Security
Total 67885							125.76	
67886	ph	DBI BUSINESS INTERIORS	1/29/2021	01-2021	5964-0/191511-0/193906-0/1915	amp1	61.00	1926964-0 \$61.00 Stapler/Scissors/Highlighter
Total 67886							61.00	
67887	ph	FERGUSON ENTERPRISES, INC. - JF	1/29/2021	01-2021	5892205	amp1	14.06	5892205 \$14.06 Wax Ring
Total 67887							14.06	

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67888	ph	Firestone Complete Auto Care	1/29/2021	01-2021	Check	117191	amp3	221.54	117191 \$221.54 F-250 Truck Alignment/Oil/Tire Package
Total 67888								221.54	
67889	ph	GRIFFIN PEST SOLUTIONS	1/29/2021	01-2021	Check	2049329/ 2026357	amp1	240.00	2026357 \$240.00 Premium Roach Service
Total 67889						2049329/ 2026357	amp1	1,387.00	2049329 \$1387.00 1211 LL Heat Treat
								1,627.00	
67890	ph	GRIMES PLUMBING COMPANY, INC	1/29/2021	01-2021	Check	10596	amp1	337.50	10596 \$337.50 1219 Heather Minor Plumbing
Total 67890								337.50	
67891	ph	HAMMOND HARDWARE	1/29/2021	01-2021	Check	C367044/C366947/C367268	amp1	40.98	C366947 \$40.98 Knob/Bulb/Quicksilver
Total 67891						C367044/C366947/C367268	amp1	38.69	C367044 \$38.69 Compound/ Masks
						C367044/C366947/C367268	amp1	9.52	C367268 \$9.52 Bolt Zinc
								89.19	
67892	ph	EPM LAWNSCAPE	1/29/2021	01-2021	Check	LN-22122 LMN-22002 LMN-2212	amp1	2,235.00	LMN-22002 \$2235.00 Nov.2020 Salt-Snow Removal
Total 67892						LN-22122 LMN-22002 LMN-2212	amp2	4,880.00	LMN-22121 \$4880.00 Dec.2020 Salt-Snow Removal
						LN-22122 LMN-22002 LMN-2212	amp1	7,820.00	LMN-22122 \$7820.00 Dec.2020 Salt-Snow Removal
								14,935.00	
67893	ph	Darek Graves	1/29/2021	01-2021	Check	11/2020 & 01/2021 Mileage	amp3	63.25	Jan.2021 110 miles *.56 Mileage Reimbursement
Total 67893						11/2020 & 01/2021 Mileage	amp3	91.84	Nov.2020 164 miles *.575 Mileage Reimbursement
								155.09	
67894	ph	HD Supply Facilities Maintenance	1/29/2021	01-2021	Check	9187298728	amp2	58.92	9187298728 \$58.92 Start Relay
Total 67894								58.92	
67895	ph	Jackson Transportation Authority (1/29/2021	01-2021	Check	0030596-IN	amp2	203.40	0030596-IN \$203.40 Dec.2020 Fuel Service
Total 67895						0030596-IN	amp3	7.55	0030596-IN \$7.55 Dec.2020 Fuel Service
								210.95	
67896	ph	Lammers Heating & A/C	1/29/2021	01-2021	Check	12741-37503	amp1	508.00	12741-37503 \$508.00 1241 Laurel Hvac Service
Total 67896								508.00	
67897	ph	MENARDS - JACKSON	1/29/2021	01-2021	Check	04365	amp1	36.16	04365 \$36.16 Mop Bucket/Wipes
Total 67897								36.16	
67898	ph	MINUTEMAN SEWER & DRAIN INC	1/29/2021	01-2021	Check	21-006/ 21-008/ 21-009	amp2	195.00	21-006 \$195.00 A-1 Minor Plumbing Service
						21-006/ 21-008/ 21-009	amp2	195.00	21-008 \$195.00 Laundry Room Minor Plumbing
						21-006/ 21-008/ 21-009	amp2	200.00	21-009 \$200.00 A-1 Minor Plumbing

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Total 67898							590.00	
67899	ph	PC Solutions	1/29/2021	01-2021				
					M28498/ M28499/ M28396	amp2	99.00	M28498 \$99.00 A.Kelly IT Support
					M28498/ M28499/ M28396	amp2	30.00	M28499 \$30.00 G. Monroe IT Support
Total 67899							129.00	
67900	ph	SAFETY SYSTEMS INC	1/29/2021	01-2021				
					511218/ 511219	amp1	72.00	511218 \$72.00 Service on Alarm Codes -Chalet
					511218/ 511219	amp3	72.00	511219 \$72.00 Service on Alarm Codes- Shahtan
Total 67900							144.00	
Total 67901							1,960.85	
67901	ph	KUSTOM US, INC	1/29/2021	01-2021				
					06-32500-F	amp2	1,960.85	06-32500-F \$1960.85 Bio-Hazard Clean up-Blood
Total 67902							2,420.00	
67902	ph	PATRIOT PEST CONTROL	1/29/2021	01-2021				
					201/ 202	amp2	1,840.00	201 \$1840.00 7 Units Pest Maintenance
					201/ 202	amp3	580.00	202 \$580.00 3 Units Pest Maintenance
Total 67903							24.98	
67903	ph	AMAZON	1/29/2021	01-2021				
					435976/66867	amp2	24.98	468577435976 \$24.98 Memo Pads
Total 67904							339.12	
67904	ph	AMAZON	1/29/2021	01-2021				
					596765337368	amp1	113.04	596765337368 \$113.04 Hand Sanitizer Dispenser
					596765337368	amp2	113.04	596765337368 \$113.04 Hand Sanitizer Dispenser
					596765337368	amp3	113.04	596765337368 \$113.04 Hand Sanitizer Dispenser
Total 67905							1,077.12	
67905	ph	GRIMES PLUMBING COMPANY, INC	1/29/2021	01-2021				
					10635/ 10621	amp2	469.00	10621 \$469.00 I-35 W/H Install CFP 2018
					10635/ 10621	amp2	608.12	10635 \$608.12 B-1 W/H Install CFP 2018
Total 67906							1,039.88	
67906	ph	MENARDS - JACKSON	1/29/2021	01-2021				
					05001	amp1	389.00	05001 \$389.00 Range CFP 2018
					05001	amp1	41.88	05001 \$41.88 Mouse Traps
					05001	amp1	609.00	05001 \$609.00 Fridge CFP 2018
Total 67907							776.50	
67907	ph	THE SHERWIN -WILLIAMS CO.	1/29/2021	01-2021				
					8498-5	amp3	776.50	8498-5 \$776.50 Paint/ Vacant Units
Total 67908							451.42	
67908	ph	TOMMARK, INC.	1/29/2021	01-2021				
					S6689984.001/ S6705575.001	amp1	278.27	S6689984.001 \$278.27 Ignitor/Pressure Switch
					S6689984.001/ S6705575.001	amp1	-48.24	S6705560.001 \$-48.24CM S6689984.001
					S6689984.001/ S6705575.001	amp1	221.39	S6705575.001 \$221.39 Ignitors

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67909	ph	Doryan Johnson	1/29/2021	01-2021		Check		
						Soc. Distance Mitigation	377.67	Apr2020-Jan.2021 Telework Support
						Soc. Distance Mitigation	377.67	Apr2020-Jan.2021 Telework Support
						Soc. Distance Mitigation	377.66	Apr2020-Jan.2021 Telework Support
							1,133.00	
							383,580.09	

Total 67909

Grand Total

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4175	COCC	KCL GROUP BENEFITS	1/4/2021	01-2021	Check	01.01.2021-01.31.2021	COCC	365.29	Jan.2021 \$365.29 LTD STD Ad&d Ins.
Total 4175								365.29	
4176	COCC	BLUE CROSS BLUE SHIELD OF MIC	1/4/2021	01-2021	Check	01.01.2021-01.31.2021	COCC	845.35	Group 007040030 \$845.35 Retirees Insurance 01.01.2021-01.31.2021
Total 4176								845.35	
4177	COCC	ADVANCED KIOSKS	1/4/2021	01-2021	Check	30011513	COCC	3,858.80	30011513 \$3858.80 50% down. Social Distancing Kiosks
Total 4177								3,858.80	
4178	COCC	First National Bank Omaha	1/6/2021	01-2021	Check	Efax/Google Apps Efax/Google Apps	COCC COCC	16.95 103.20	Efax \$16.95 L.Ingram E-fax costs Google Apps Dec.2020 Costs
Total 4178								120.15	
4179	COCC	City Of Jackson - Finance Departm	1/8/2021	01-2021	Check	Dec.2020 Pension Contribution Dec.2020 Pension Contribution	COCC COCC	3,104.58 5,427.42	Dec.2020 Pension Employee Cont-Admin Pension Employer Cont-Admin
Total 4179								8,532.00	
4180	COCC	GLG PRINT	1/8/2021	01-2021	Check	75214	COCC	85.50	75214 \$85.50 Blank Envelopes
Total 4180								85.50	
4181	COCC	JACKSON UTILITY BILLING	1/8/2021	01-2021	Check	12/01/2020 Read Date 12/01/2020 Read Date	COCC COCC	15.90 49.50	Sewer Water Consumption 0
Total 4181								65.40	
4182	COCC	PURCHASE POWER	1/8/2021	01-2021	Check	Statement Date 12.22.2020	COCC	100.00	8000-9000-0062-0884 \$100.00 Postage Refill
Total 4182								100.00	
4183	COCC	PITNEY BOWES GLOBAL FINANCIA	1/8/2021	01-2021	Check	3312667125	COCC	82.37	\$82.37 #3312667125 10/20/2020-01/19/2021 Postage Meter Lease Cost
Total 4183								82.37	
4184	COCC	SAFETY SYSTEMS INC	1/8/2021	01-2021	Check	511978	COCC	123.00	511978 \$123.00 Remove User
Total 4184								123.00	
4185	COCC	TDS Metrocorm	1/8/2021	01-2021	Check	17)Statement Date 12.28.20	COCC	64.66	517-787-9241 \$64.66
Total 4185								64.66	
4186	COCC	T-MOBILE	1/8/2021	01-2021	Check	Due 01.13.2021	COCC	569.81	964817515 \$569.81 Jan.2021 Cellphone Cost
Total 4186								569.81	
4187	COCC	Christoff & Sons Floor Covering Inc	1/8/2021	01-2021	Check	13708/ 13710 13708/ 13710	COCC COCC	157.86 157.86	13708 \$157.86 Covid-19 Office Disinfecting 13710 \$157.86 Covid-19 Office Disinfecting

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Total 4187								315.72	
4188	cocc	DINSWORE AND SHOHL, LLP	1/8/2021	01-2021	Check	4632297	cocc	255.00	4632297 \$255.00 Covid-19 Consulting
Total 4188								255.00	
4189	cocc	First National Bank Omaha	1/11/2021	01-2021	Check	Indeed-38733291	cocc	322.00	Indeed \$322.00 Employment Advertising
Total 4189								322.00	
4190	cocc	First National Bank Omaha	1/13/2021	01-2021	Check	Compliance Prime	cocc	189.00	Compliance Prime \$189.00 C.Poole procurement training
Total 4190								189.00	
4191	cocc	AccuShred, LLC	1/15/2021	01-2021	Check	62315	cocc	27.65	Dec.2020 \$27.65 Document Destruction
Total 4191								27.65	
4192	cocc	American Office Solutions	1/15/2021	01-2021	Check	In246063 In253792/ In246063	cocc	0.10	In246063 \$.10 Under payment
Total 4192								123.60	In253792 \$123.60 Social distance printers Covid-19
4193	cocc	COMTRONICS	1/15/2021	01-2021	Check	CM-162670	cocc	360.00	CM-162670 \$360.00 Repeater Service Fee/Security Transmission
Total 4193								360.00	
4194	cocc	AMERICAN OFFICE SOLUTIONS	1/15/2021	01-2021	Check	28530301	cocc	75.99	#28530301 \$75.99 Costs of counted copies/fax
Total 4194								75.99	
4195	cocc	ACCIDENT FUND	1/15/2021	01-2021	Check	01/30/2021 Inv	cocc	981.45	Worker Comp Installment \$981.45
Total 4195								981.45	
4196	cocc	NAN MCKAY & Associates, Inc.	1/15/2021	01-2021	Check	Order#144202	cocc	1,325.00	Order#144202 \$1325.00 Cus#208278 C.Poole Public Housing Management
Total 4196								1,325.00	
4197	cocc	PC Solutions	1/15/2021	01-2021	Check	M28342	cocc	164.80	M28342 \$164.80 Monthly IT Support Costs
Total 4197								164.80	
4198	cocc	Pentluk, Couvreur & Kobijak, P.C	1/15/2021	01-2021	Check	47769	cocc	216.00	47769 \$216.00 Dec.2020 Legal expenses
Total 4198								216.00	
4200	cocc	SOCIETY FOR HUMAN RESOURCE I	1/15/2021	01-2021	Check	S0914702	cocc	219.00	S0914702 \$219.00 1Yr- Membership
Total 4200								219.00	
4201	cocc	WISE CONSULTING	1/15/2021	01-2021	Check	386	cocc	90.00	386 \$90.00 Jan.2021 Managed Service- Accounting
Total 4201								90.00	

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4202	cocc	Shannon Davis	1/15/2021	01-2021	Check		cocc		
						Distant Learning/ Soc. Distan	cocc	45.00	April.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	August.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	December.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	July.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	June.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	May.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	November.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	October.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
						Distant Learning/ Soc. Distan	cocc	45.00	September.2020 \$45.00 Distant Learning/Soc. Distant \$405.00 April2020-Dec.2020
Total 4202							cocc	405.00	
4203	cocc	PATRIOT PEST CONTROL	1/20/2021	01-2021	Check	146,145,188,192,191,198	cocc	760.00	# 146 \$760.00 C-Building Pest Maint.
Total 4203							cocc	760.00	
4204	cocc	First National Bank Omaha	1/22/2021	01-2021	Check	ront-Rowan wrentmore, mack	cocc	204.58	Becks \$204.58 Flowers
						ront-Rowan wrentmore, mack	cocc	16.95	J-Fax \$16.95 L Ingram Efax costs
Total 4204							cocc	221.53	
4205	cocc	First National Bank Omaha	1/25/2021	01-2021	Check	Office Max	cocc	45.90	Office Max \$45.90 1099 Envelopes.
Total 4205							cocc	45.90	
4206	cocc	Blue Care Network Of Michigan	1/27/2021	01-2021	Check	210080042492	cocc	8,426.20	Admin contribution Feb.2021 Hospital Ins.
						210080042492	cocc	2,161.44	Retirees contribution Feb.2021 Hospital Ins.
Total 4206							cocc	10,587.64	
4207	cocc	Christoff & Sons Floor Covering Inc	1/27/2021	01-2021	Check	14667/ 14624	cocc	336.60	#14624 JHC Covid-19 Disinfecting Costs
						14667/ 14624	cocc	336.60	#14667 JHC Covid-19 Disinfecting Costs
Total 4207							cocc	673.20	
4208	cocc	KCL GROUP BENEFITS	1/27/2021	01-2021	Check	11.2021-02.28.2021 LTD/STF-	cocc	365.29	02.01.2021-02.28.2021 \$365.29 LTD/STD- Life Ins
Total 4208							cocc	365.29	
4209	cocc	WISE CONSULTING	1/27/2021	01-2021	Check	391	cocc	568.13	#391 \$568.13 Dec.2020 Financials Cost
Total 4209							cocc	568.13	
4210	cocc	BLUE CROSS BLUE SHIELD OF MIC	1/27/2021	01-2021	Check	02.01.2021-02.28.2021 Inv	cocc	845.35	02.01.2021-02.28.2021 \$845.35 Retiree Coverage-
Total 4210							cocc	845.35	
4211	cocc	MICHBUSINESS	1/27/2021	01-2021	Check	37821	cocc	30.00	Feb.2021 \$30.00 COBRA charges
Total 4211							cocc	30.00	
4212	cocc	First National Bank Omaha	1/29/2021	01-2021	Check	39273438	cocc	504.34	Indeed \$504.34 Employment Ad

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Total 4212								504.34	
4213	cocc	DBI BUSINESS INTERIORS	1/29/2021	01-2021	Check	164-0/191511-0/193906-0/191	cocc	12.94	191511-0 \$12.94 Calendar
Total 4213								12.94	
4214	cocc	HireRight, Inc.	1/29/2021	01-2021	Check	G3078047	cocc	100.39	G3078047 \$100.39 BckGrnd Checks Counts, Evans, Kendrick
Total 4214								100.39	
4215	cocc	AMAZON	1/29/2021	01-2021	Check	435976/66867	cocc	70.02	469774766867 \$70.02 3 Ring Binder
Total 4215								70.02	
4216	cocc	AMAZON	1/29/2021	01-2021	Check	596765337368	cocc	113.04	596765337368 \$113.04 Hand Sanitizer Dispenser
Total 4216								113.04	
4217	cocc	THE WATER STORE INC	1/29/2021	01-2021	Check	375603	cocc	5.00	Feb.2021 Fee
Total 4217								50.80	45.80 Purified Water
4218	cocc	DINSHORE AND SHOHL, LLP	1/29/2021	01-2021	Check	4650254	cocc	55.00	4650254 \$55.00 General Corp/ Employment Matters
Total 4218								55.00	
Grand Total								34,886.21	

Jackson Housing Commission
Collection Losses
January 2021

Property	January 2021	January 2020
Chalet Terrace	-0-	\$7,206.08
Reed Manor	-0-	\$2,964.34
Shahan Blackstone North	-0-	\$1,870.49
Total	-0-	\$12,040.91

Jackson Housing Commission

Jackson, MI

RESOLUTION NO. 2021-02

WHEREAS, the Jackson Housing Commission (“JHC”) is a Michigan public body corporate pursuant to the Michigan Housing Facilities Act (Act 18 of 1933) (the “**Housing Facilities Act**”) and deemed a public housing agency by the U.S. Department of Housing and Urban Development (“**HUD**”) in accordance with the U.S. Housing Act of 1937, as amended (the “**U.S. Housing Act**”);

WHEREAS, JHC is engaged in the development and operation of decent, safe, and sanitary low-income housing programs in accordance with the U.S. Housing Act, HUD regulations promulgated in accordance therewith, the Housing Facilities Act, and such other laws, regulations, codes, and ordinances as applicable;

WHEREAS, JHC, in furtherance of its purposes, and in accordance with applicable laws, regulations and guidance, JHC is considering purchasing from the City of Jackson.

WHEREAS in order for further consideration, JHC must perform standard due diligence that includes a property appraisal and environmental review.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board of Commissioners authorizes the Executive Director to acquire a property appraisal for the considered property and authorizes the City of Jackson to perform an Environmental Review.

_____ **MOVED** to adopt the foregoing Resolution as read. _____
SECONDED the motion and by roll call the "AYES" and "NAYS" were as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on February 18, 2021.

Michelle Woods
President

Leasing and HAP Utilization

CY2021

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											
January	206,680	201,575	97.5%	433	465.53	91.1%	475	25	5	5,105	47,642
February											52,747
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											
	\$206,680	\$201,575	97.5%	433	\$465.53	91.1%	475	\$ 25	\$ 5	5,105	\$52,747

Total Total C/B Total C/E E/H Total Total Total Total B - C L-K+J+I

Jackson Housing Commission

Move Out Report

January 2021

Property	Account Number	Address	EOP	Reason
Reed Manor	T0000290	315 Steward Ave., I-42	1/1/21	Deceased
Reed Manor	A0002169	315 Steward Ave., F-55	1/07/21	Relocation

Jackson Housing Commission

Vacant Unit Turn Report

January 2021

Report Dashboard

Property	Units Turned	Vacancy Days	Make Ready Days
Chalet Terrace	0	N/A	N/A
Reed Manor	1	150	150
Shahan Blackstone North	0	N/A	N/A
Total	1	150	150

Vacant Unit Turnaround Time

Chalet Terrace (amp1)
 Units Turned between 01/01/2021 and 02/01/2021

Property: Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days			
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other		
B-12		301 Steward Ave B-12											
01/01/1900		HUD: MI038000-002 B-12 BR: 1	08/25/2020	01/21/2021	150	150	0	0	150	0	0	0	0
					150	150	0	0	150	0	0	0	0
					Units Turned:	1	Property Totals:	150	0	150	0	0	0
						Averages:	150.00	0.00	150.00	0.00	0.00	0.00	0.00
					Units Turned:	1	Grand Totals:	150	0	150	0	0	0
						Averages:	150.00	0.00	150.00	0.00	0.00	0.00	0.00

JACKSON HOUSING COMMISSION
PETTY CASH REPORT
Public Housing
 January 2021

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
01.13.2021	1203	Roy Nethercott mileage reimbursement 12.02.2020-12.16.2020	4150.002	65.04		\$ 1,428.91
01.13.2021	1204	Lynne Smereka mileage reimbursement 11.03.2020-11.24.2020	4150.004	25.65		\$ 1,403.26
				USED:		BALANCE
				\$		\$
				\$		\$

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing Amp 1
January 2021

<u>MONTH</u>	<u>ELECTRICITY</u> <u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>GAS</u> <u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>WATER</u> <u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>TOTAL</u> <u>WATER</u> <u>BILL</u>	<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2019-2020</u>
Jan-20	51,172 \$	6,453.24	954	\$ 8,117.89	-	-	-	\$ -	\$ 14,571.13
Jan-21	54,576 \$	7,071.90	1,032	\$ 9,756.36	-	-	-	\$ -	\$ 16,828.26
Feb-20	44,033 \$	5,806.61	963	\$ 8,370.15	368,500	\$ 14,173.56	\$ 8,756.62	\$ 22,930.18	\$ 37,106.94
Feb-21									
Mar-20	46,449 \$	5,906.60	1,018	\$ 8,834.27	25,900	\$ 1,021.50	\$ 639.80	\$ 1,661.30	\$ 16,402.17
Mar-21									
Apr-20	42,815 \$	5,497.22	793	\$ 6,895.66	-	-	-	\$ -	\$ 12,392.88
Apr-21									
May-20	45,304 \$	5,795.41	573	\$ 5,594.40	296,628	\$ 11,986.00	\$ 7,273.10	\$ 19,259.10	\$ 30,648.91
May-21									
Jun-20	43,918 \$	6,634.14	360	\$ 3,303.16	31,100	\$ 1,186.67	\$ 747.95	\$ 1,934.62	\$ 11,871.92
Jun-21									
Jul-20	63,248 \$	8,116.83	227	\$ 1,619.89	-	-	-	\$ -	\$ 9,736.72
Jul-21									
Aug-20	68,618 \$	9,024.69	135	\$ 1,289.66	395,430	\$ 15,687.38	\$ 9,491.64	\$ 25,179.02	\$ 35,493.37
Aug-21									
Sep-20	62,999 \$	8,285.58	150	\$ 1,388.64	21,500	\$ 943.94	\$ 566.69	\$ 1,510.63	\$ 11,184.85
Sep-21									
Oct-20	48,603 \$	6,214.43	257	\$ 2,332.63	-	-	-	\$ -	\$ 8,547.06
Oct-21									
Nov-20	45,202 \$	5,680.25	501	\$ 4,773.12	356,610	\$ 14,873.95	\$ 8,983.20	\$ 23,857.15	\$ 34,310.52
Nov-21									
Dec-20	50,950 \$	6,389.38	719	\$ 6,863.25	19,400	\$ 864.44	\$ 519.46	\$ 1,383.90	\$ 14,636.53
Dec-21									
2020	613,311 \$	79,804.38	6,650	\$ 59,382.72	1,515,068	\$ 60,737.44	\$ 36,978.46	\$ 97,715.90	\$ 236,903.00
2021	54,576 \$	7,071.90	1,032	\$ 9,756.36	-	\$ -	\$ -	\$ -	\$ 16,828.26

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing Amp 2
January 2021

MONTH	ELECTRICITY		GAS		WATER		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2019-2020
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-20	122,880	\$ 14,526.22	895	\$ 7,597.51	97,000	\$ 3,749.24	\$ 2,249.35	\$ 5,998.59	\$ 28,122.32	\$ 5,998.59	\$ 28,122.32	\$	
Jan-21	119,040	\$ 15,353.32	940	\$ 8,879.76	152,000	\$ 5,724.04	\$ 4,048.60	\$ 9,772.64	\$ 34,005.72	\$ 9,772.64	\$ 34,005.72	\$	
Feb-20	84,540	\$ 13,879.72	879	\$ 7,631.78	107,000	\$ 3,974.07	\$ 2,426.57	\$ 6,400.64	\$ 27,912.14	\$ 6,400.64	\$ 27,912.14	\$	
Feb-21	114,560	\$ 13,651.09	994	\$ 8,611.97	82,000	\$ 3,155.79	\$ 1,906.28	\$ 5,062.07	\$ 27,325.13	\$ 5,062.07	\$ 27,325.13	\$	
Mar-21	112,600	\$ 13,073.24	673	\$ 5,861.67	98,000	\$ 3,682.10	\$ 2,243.81	\$ 5,925.91	\$ 24,860.82	\$ 5,925.91	\$ 24,860.82	\$	
Apr-20	99,520	\$ 12,400.32	590	\$ 5,142.34	131,000	\$ 4,832.76	\$ 2,957.38	\$ 7,790.14	\$ 25,332.80	\$ 7,790.14	\$ 25,332.80	\$	
May-21	122,800	\$ 16,564.31	406	\$ 3,687.44	113,000	\$ 4,179.70	\$ 2,561.39	\$ 6,741.09	\$ 26,992.84	\$ 6,741.09	\$ 26,992.84	\$	
Jun-20	167,480	\$ 20,146.20	207	\$ 1,849.75	123,000	\$ 4,772.85	\$ 2,850.84	\$ 7,623.69	\$ 29,619.64	\$ 7,623.69	\$ 29,619.64	\$	
Jul-21	161,200	\$ 20,113.79	149	\$ 1,378.87	142,000	\$ 5,958.09	\$ 3,576.38	\$ 9,534.47	\$ 31,027.13	\$ 9,534.47	\$ 31,027.13	\$	
Aug-20	159,400	\$ 19,222.38	184	\$ 1,654.88	84,000	\$ 3,462.83	\$ 2,017.22	\$ 5,480.05	\$ 26,357.31	\$ 5,480.05	\$ 26,357.31	\$	
Sep-20	106,800	\$ 13,458.25	260	\$ 2,335.34	94,000	\$ 3,815.38	\$ 2,351.52	\$ 6,166.90	\$ 21,960.49	\$ 6,166.90	\$ 21,960.49	\$	
Oct-20	109,160	\$ 12,809.92	419	\$ 3,976.92	87,000	\$ 3,588.11	\$ 2,087.69	\$ 5,675.80	\$ 22,462.64	\$ 5,675.80	\$ 22,462.64	\$	
Nov-21	114,960	\$ 13,522.90	637	\$ 6,065.43	96,000	\$ 3,779.66	\$ 2,251.43	\$ 6,031.09	\$ 25,619.42	\$ 6,031.09	\$ 25,619.42	\$	
Dec-20													
Dec-21													
2020	1,475,900	\$ 183,368.34	6,293	\$ 55,793.90	1,254,000	\$ 48,950.58	\$ 29,479.86	\$ 78,430.44	\$ 317,592.68	\$ 78,430.44	\$ 317,592.68	\$	
2021	119,040	\$ 15,353.32	940	\$ 8,879.76	152,000	\$ 5,724.04	\$ 4,048.60	\$ 9,772.64	\$ 34,005.72	\$ 9,772.64	\$ 34,005.72	\$	

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing Amp 3

January 2021

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS</u>		<u>NET BILL</u>	<u>WATER</u>		<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2019-2020</u>
			<u>MCF</u>	<u>CONSUMP</u>		<u>CCF</u>	<u>CONSUMP</u>			
Jan-20	2,073	\$ 389.34	50	\$ 441.14	224,600	\$ 9,807.17	\$ 5,477.16	\$ 15,284.33	\$ 16,114.81	
Jan-21	1,768	\$ 373.13	71	\$ 676.49	338,800	\$ 14,293.27	\$ 8,113.93	\$ 22,407.20	\$ 23,456.82	
Feb-20	1,549	\$ 291.62	40	\$ 369.43				\$ -	\$ 661.05	
Feb-21	2,552	\$ 468.66	72	\$ 623.31				\$ -	\$ 1,091.97	
Mar-20	1,414	\$ 391.97	40	\$ 383.35	257,700	\$ 10,984.99	\$ 6,219.13	\$ 17,204.12	\$ 17,979.44	
Apr-20	544	\$ 126.06	20	\$ 198.77				\$ -	\$ 324.83	
May-20	811	\$ 283.46	10	\$ 139.35				\$ -	\$ 422.81	
Jun-20	444	\$ 217.23	2	\$ 90.24	267,100	\$ 11,608.21	\$ 6,513.68	\$ 18,121.89	\$ 18,429.36	
Jul-20	370	\$ 68.70	1	\$ 43.23				\$ -	\$ 111.93	
Aug-20	971	\$ 117.88	2	\$ 58.47			\$ -	\$ -	\$ 176.35	
Sep-20	1,069	\$ 225.70	5	\$ 126.18	315,300	\$ 13,433.43	\$ 7,615.75	\$ 21,049.18	\$ 21,401.06	
Oct-20	853	\$ 191.91	19	\$ 232.70				\$ -	\$ 424.61	
Nov-20	2,516	\$ 1,048.16	69	\$ 1,253.58				\$ -	\$ 2,301.74	
Dec-20								\$ -	\$ -	
Dec-21								\$ -	\$ -	
2020	15,166	\$ 3,820.69	330	\$ 3,959.75	1,064,700	\$ 45,833.80	\$ 25,825.72	\$ 71,659.52	\$ 79,439.96	
2021	1,768	\$ 373.13	71	\$ 676.49	338,800	\$ 14,293.27	\$ 8,113.93	\$ 22,407.20	\$ 23,456.82	

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing All Amps
January 2021

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		NET		TOTAL	
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	WATER BILL	WATER BILL	WATER BILL	WATER BILL	WATER BILL	MONTHLY UTILITY 2019-2020
Jan-20	176,125	\$ 21,368.80	1,899	\$ 16,156.54	321,600	\$ 13,556.41	\$ 7,726.51	\$ 21,282.92	\$ 58,808.26					
Jan-21	175,384	\$ 22,798.35	2,043	\$ 19,312.61	490,800	\$ 20,017.31	\$ 12,162.53	\$ 32,179.84	\$ 74,290.80					
Feb-20	130,122	\$ 19,977.95	1,882	\$ 16,371.36	475,500	\$ 18,147.63	\$ 11,183.19	\$ 29,330.82	\$ 65,680.13					
Feb-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Mar-20	163,561	\$ 20,026.35	2,084	\$ 18,069.55	107,900	\$ 4,177.29	\$ 2,546.08	\$ 6,723.37	\$ 44,819.27					
Mar-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Apr-20	156,829	\$ 18,962.43	1,506	\$ 13,140.68	355,700	\$ 14,667.09	\$ 8,462.94	\$ 23,130.03	\$ 55,233.14					
Apr-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
May-20	145,368	\$ 18,321.79	1,183	\$ 10,935.51	427,628	\$ 16,818.76	\$ 10,230.48	\$ 27,049.24	\$ 56,306.54					
May-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Jun-20	167,529	\$ 23,481.91	776	\$ 7,129.95	144,100	\$ 5,366.37	\$ 3,309.34	\$ 8,675.71	\$ 39,287.57					
Jun-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Jul-20	231,172	\$ 28,480.26	436	\$ 3,559.88	390,100	\$ 16,381.06	\$ 9,364.52	\$ 25,745.58	\$ 57,785.72					
Jul-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Aug-20	230,188	\$ 29,207.18	285	\$ 2,711.76	537,430	\$ 21,645.47	\$ 13,068.02	\$ 34,713.49	\$ 66,632.43					
Aug-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Sep-20	223,370	\$ 27,625.84	336	\$ 3,101.99	105,500	\$ 4,406.77	\$ 2,583.91	\$ 6,990.68	\$ 37,718.51					
Sep-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Oct-20	156,472	\$ 19,898.38	522	\$ 4,794.15	409,300	\$ 17,248.81	\$ 9,967.27	\$ 27,216.08	\$ 51,908.61					
Oct-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Nov-20	155,215	\$ 18,682.08	939	\$ 8,982.74	443,610	\$ 18,462.06	\$ 11,070.89	\$ 29,532.95	\$ 57,197.77					
Nov-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Dec-20	168,426	\$ 20,960.44	1,425	\$ 14,182.26	115,400	\$ 4,644.10	\$ 2,770.89	\$ 7,414.99	\$ 42,557.69					
Dec-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
2020	2,104,377	\$ 266,993.41	13,273	\$ 119,136.37	3,833,768	\$ 155,521.82	\$ 92,284.04	\$ 247,805.86	\$ 633,935.64					
2021	175,384	\$ 22,798.35	2,043	\$ 19,312.61	490,800	\$ 20,017.31	\$ 12,162.53	\$ 32,179.84	\$ 74,290.80					