



**Business Board of Directors Special Meeting Minutes
October 14, 2021**

Commission Members Present: David Anderson, Patrese Griffin, LaToya Haywood, Gwendolyn Hooker, and Evelyn Thompson

Commission Members Absent: None

Kalamazoo County Commissioners Present: Tami Rey

LHAF Millage Monitor and Recording Secretary Present: Melanie Gildea and Lisa Willcutt

Call to Order and Approval of Meeting Agenda

The meeting was called to order on Zoom:

(<https://us06web.zoom.us/j/84394202410?pwd=YWhFYzRMb3RSM0RqRlMlUTRWSklEUT09>) By Griffin at 4:34 pm. Thompson was not present at the beginning of the meeting, so Commissioner Griffin called the meeting to order. Thompson joined the meeting at 4:48 pm. Willcutt asked the members to provide their location during the roll call.

Anderson-present, Kalamazoo
Griffin-present, Kalamazoo
Haywood-present, Battle Creek
Hooker-present, Kalamazoo

Anderson made a motion to excuse President Thompson. Commissioners responded as follows:

*Motion by Anderson
Support by Haywood*

Anderson-Yes
Haywood-Yes
Griffin-Yes

Motion Approved

Anderson made a motion to approve the agenda for the special meeting. Commissioners responded as follows:

*Motion by Anderson
Support by Hooker*

Anderson-Yes
Hooker-Yes
Griffin-Yes
Haywood-Yes

Motion Approved



Public Comment on Agenda and Non-Agenda Items

Amy Hunter, Executive Director of OutFront Kalamazoo, said she is looking forward to the counteroffer and is ready to answer any questions the Board may have.

Kelly Doyle, Executive Director of CARES Southwest Michigan, introduced herself to the Board. She has been involved with LBGQTQ+ and homeless issues for several years. She explained that the idea for the house originated with Zac Bauer, who saw firsthand a homeless youth sleeping outside the CARES building. He worked for OutFront at the time and decided to do something about it. OutFront and CARES has put a lot of work and research into the house.

Counteroffer to Buy and Sell Agreement Offered by Kalamazoo Gay and Lesbian Resource Center

Anderson explained that OutFront's offer used language from the Acquisition and Disposition Policy (Policy). There are five criteria that determine how a sale to a nonprofit is to be made according to the Policy. First, sales of property to non-profit entities for development and operation of affordable housing shall require consideration of not less than the total development cost incurred by the KCPHC. Second, written permission for the sale will be obtained from each donor that provided 5% or more of development costs of the project. Third, property sold to non-profit entities may be sold for total development cost incurred by the KCPHC including time and expenses. Fourth, the KCPHC will retain the right to repurchase the property at the original sales price if the property is to be sold or the specific non-profit use ends within the first five years with this restricted stated in the deed. Fifth, that properties shall be transferred via quick claim deed. And finally, that all closing costs shall be paid by the non-profit purchaser.

Anderson used the example that if OutFront Kalamazoo decided within the next five years that they want to turn the property into an Airbnb, then the KCPHC has the right to purchase the property for the price it was sold. Willcutt said that it is a right of first refusal. If OutFront Kalamazoo is planning to sell the property, they are required to come to the KCPHC first. If the Commission decides they do not want to repurchase, then it can be put on the market.

President Thompson joined the meeting at 4:48 pm from Kalamazoo.

Doyle shared that funders of this project want to see the original focus for the project be fulfilled, which is that of serving the LGBTQ+ homeless community.

Haywood wanted some clarification on part of the language. She wanted to make sure that if OutFront Kalamazoo does not follow through with the original intent of the project, then the KCPHC absolutely has the right to repurchase the property. Haywood said this project is very dear to her heart. She would like to get updates on the project and hear how the programming is going as well. Hooker said she is also interested in updates and would like to be informed when the ribbon-cutting ceremony takes place.

Anderson said he wanted to take action on proposing a counteroffer. He said the counteroffer should include any sale specific language, and most specifically make sure that the full description of the fourth, sixth and possibly fifth Policy items be included in the counteroffer to



**Kalamazoo County
Public Housing Commission**

OutFront Kalamazoo. Anderson made the motion with the Commissioners responding as follows:

*Motion by Anderson
Support by Hooker*

Anderson-Yes
Hooker-Yes
Thompson-Yes
Griffin-Yes
Haywood-Yes

Motion Approved

Determine Uses for 2015 Millage Fund

Anderson said that he and Willcutt had the opportunity to discuss redirecting uses for the 2015 millage funds more in depth. Willcutt said that based on her calculations from Housing Resources, Inc. (HRI), current funds, and what is expected to come in December, the excess funding is estimated at \$1.3 million. Anderson asked how to best use the funds. He added that it is still up to the KCPHC as to how to best use the 2015 millage funds. He suggested continuing to do rental subsidies or they could choose to invest in another way for permanent affordable family housing. Griffin said she would be open to serving on a sub-committee that could help determine the uses. Anderson and Griffin will both serve on the sub-committee. According to Kalamazoo County Board of Commissioners (KCBOC) Vice Chair Rey, once the KCPHC comes up with the direction they want to go with the millage funds, it will be put on the agenda for the KCBOC so that the revised Memorandum of Understanding could be approved. Hooker thinks that involving community members directly impacted by the housing crisis would be beneficial. Haywood mentioned the concern about families that are currently in the millage program, and how they may be affected by the program ending. Jacob Beach from HRI said that families that are recently enrolled will get their full 12 months. He added that HRI is working intentionally to step down subsidies at a level that families can feel supported. Once these families are ready to exit the program are eligible for the Family Stabilization Program. This program serves families that have children as well. This also allows families to have a safety net if tough times should arise.

Anderson thinks providing thoughtful recommendations is an important step. He reminded the Board that the housing crisis is a county-wide undertaking. He thinks that setting up a timeline to present it to the KCBOC is a good first step.

Jacob Beach said that many families are doubling up within households. This is an area where there is a gap in service. He thinks highlighting this issue is important when determining how to use 2015 millage funds.

Anderson and Griffin will work together to come up with an outreach plan while incorporating the conversations that were held during the meeting today. They will then come back to the Board on how to execute the plan.



**Kalamazoo County
Public Housing Commission**

Board members agreed that the primary focus is on permanent affordable housing for families.

Public Comment on Agenda Items and Non-Agenda Items

Doyle said there are a lot of people who have been involved in the process for the LBGTQ+ housing. She appreciates that and will keep the KCPHC informed along the way.

Hunter said thank you and she looks forward to seeing the counteroffer.

Commissioner Comments

Thompson apologized for coming in late. Her computer has been acting up, and she feels badly that missed the first part of the meeting.

Griffin thanks Doyle and Hunter for their work.

Haywood is glad that the Board came to a consensus. She looks forward to what Anderson and Griffin bring back to the Board regarding the millage funds.

The meeting adjourned at 5:39 pm.

Submitted by: Melanie Gildea