



**Business Board of Directors Meeting Minutes
November 2, 2023**

Commission Members Present: David Anderson, Coty Dunten (arrived at 5:07pm), Patrese Griffin, and Gwendolyn Hooker,

Commission Members Absent: Kizzy Bradford

Kalamazoo County Commissioner Present: Tami Rey

Kalamazoo County Housing Staff Present: Mary Balkema and Lyndi Warner

Administrative Service Provider and Recording Secretary Present: Lisa Willcutt

Call to Order and Roll Call

The meeting was called to order at the Kalamazoo County Building, Board Chambers, 201 West Kalamazoo Avenue by President Griffin at 5:01pm. Willcutt conducted the roll call. A motion was made to excuse Bradford's absence.

Motion by Hooker

Support by Anderson

Motion approved

Approve Meeting Agenda

The meeting agenda was approved as submitted.

Motion by Anderson

Support by Hooker

Motion approved

Approve Minutes of the October 5, 2023 Meeting

Griffin asked for approval of the meeting minutes from October 5, 2023. The minutes were approved with a change to the spelling of the speaker's name in the public comments section from "Shauna Espinoza" to "Shonna Espinoza."

Motion by Hooker

Support by Anderson

Motion approved

Public Comment on Agenda Items and Non-Agenda Items

Joana Babcock stated that we need to get on top of the housing crises. She wants to know how the city has a color blind candidate as a mayoral candidate with John Allen. She went on to say that a rent cap needs to be implemented. We need to create things that provide housing now. She reiterated what she said at the last meeting that landlords that are not keeping up on their properties need to be taken to task.



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Reports

Financial Reports

Willcutt summarized the October 2023 Financial Reports that were distributed prior to the meeting noting that the third quarter payment was received from the County of Kalamazoo. There were no additional questions on the reports. A motion was made to accept the October 2023 financial report.

Motion by Anderson

Support by Dunten

Motion approved

Bethany House – A written report of activity was distributed prior to the meeting with action requested to approve a bid from Martin Environmental to remove a cracked plaster ceiling with lead based paint and from ETC for clearance testing.

Motion by Anderson

Support by Dunten

Motion approved

Veterans Initiative – A written report of activity was distributed prior to the meeting and included updated costs for improvements that have been completed to date along with the balance of funds remaining to be spent.

FUSE – A written report of activity was distributed prior to the meeting.

Portage Condominium – A written report of activity was distributed prior to the meeting along with an updated spreadsheet with costs incurred to prepare the condominium for sale and a Foxwood Hills Condominium newsletter and ballot.

Old Business

2015 Millage

Creating Transitional Housing – Commissioners Anderson and Hooker met. Hooker reported they discussed viable options and may want to create a mobile home model for more affordable housing using a company in South Bend. She reported that they also discussed extending the Integrated Services of Kalamazoo (ISK) program funding to serve McKinney Vento families.

2015 Millage – Determine Criteria to be included in the Work Plan and Budget for 2024 – A draft Millage Work Plan and Budget was distributed prior to the meeting. Changes that were to be made to the plan were discussed. Warner stated that the changes are needed by this Friday, November 3, 2023, in order to be placed on the County Board of Commissioner’s meeting agenda for November 8, 2023. A motion was made for Dunten to write the Work Plan and Budget and Hooker to approve it and forward it to Willcutt for submission to Kalamazoo County.



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*Motion by Anderson
Support by Dunten
Motion approved*

President Griffin and Vice President Hooker will present the Work Plan and Budget to the County Board of Commissioners on November 8, 2023.

New Business

Approve 2024 Meeting Schedule

A motion was made to approve the meeting schedule as submitted:

*Motion by Anderson
Support by Dunten
Motion approved*

Review Proposed 2024 Budget

The draft budget was reviewed and discussed.

A motion was made to renew the lease for 722 S. Rose Street, 1220 Hays Park, and 1318 Hays Park, with the rental rate remaining the same for 2024 as it was in 2023 for 722 S. Rost Street.

*Motion by Anderson
Support by Dunten
Motion approved*

Public Comment on Agenda and Non-Agenda Items

Joana Babcock stated that in the Work Plan and Budget, Section 2., Item V., that the conditions for living and qualifying for the program would be one that she would ask the board to reconsider. Under Section 3. only public school participants should be able to qualify, not charter or private schools.

Meg Bauer asked if the KCPHC planned to meet on July 4, 2024. She wanted to know where Community Healing Center is on the budget. She is disheartened about the way the Work Plan changed from the last meeting from transitional to permanent housing and the changes does not seem very transparent. She believes that the KCPHC had taken good steps towards transparency, but these seem like a step backwards. She noted that it is good to see people participating in the meeting and office is available for legal advice.

JG Luitje thanked everyone for letting them comment. Luitje is a massage therapist and teaches dance. They would like to see something more concrete. They are for more management and control of living conditions. There is an imbalance between owners and renters. Often things are said to be fixed, but they are not.



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Commissioner Member Comments

Vice President Hooker thanked everyone for coming out and lifting up their concerns and voices. She is grateful people are taking time to come out – it is uplifting and nice to know we are not working on this on our own. She appreciates comments that folks make and encourages everyone to look at the minutes for discussion on the Work Plan and Budget. She encouraged everyone to get out and vote on November 7, 2023. There is a Listening Session on November 28, 2023 on the Lodge and there is a Facebook group on line.

President Griffin asked about moving the July meeting to the 11th. She also noted that the Work Plan and Budget are meant to be flexible.

A motion was made to reschedule the July 4, 2024 meeting to July 11, 2024.

*Motion by Dunten
Support by Hooker
Motion approved*

Vice President Hooker stated that the Work Plan and Budget is in alignment with the Millage that was passed.

Meeting Adjourned: 6:20 pm

Submitted by: Lisa Willcutt