



**Business Board of Directors Meeting Minutes
February 1, 2024**

Commission Members Present: David Anderson, Kizzy Bradford (5:06p.m arrival), Coty Dunten, Patrese Griffin, and Gwendolyn Hooker

Commission Members Absent: None

Kalamazoo County Commissioner Present: Tami Rey

Kalamazoo County Staff Present: Mary Balkema

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 4:59pm. Willcutt conducted the roll call.

Approve Meeting Agenda

The meeting agenda was approved with an addition under New Business, item c. Sugarloaf.

Motion by Anderson

Support by Dunten

Motion approved

Approve Minutes of the January 4, 2023 Meeting

Griffin asked for approval of the meeting minutes from January 4, 2024. The minutes were approved as submitted.

Motion by Hooker

Support by Anderson

Motion approved

Public Comment on Agenda Items and Non-Agenda Items

None.

Reports

Financial Reports

Willcutt noted that the January 2024 reports were preliminary as the Kalamazoo Community Foundation had not yet issued their statement for the endowment. Willcutt summarized the financial reports. A motion was made to accept the January 2024 preliminary financial report.

Motion by Anderson

Support by Dunten

Motion approved

Bethany House – A written report of activity was distributed prior to the meeting. No additional action was taken.

Veterans Initiative – A written report of activity was distributed prior to the meeting. No additional action was taken.

FUSE – A written report of activity was distributed prior to the meeting. No additional action was taken.

Portage Condominium – A written report of activity was distributed prior to the meeting. No additional action was taken at this point in the meeting.

Old Business

2015 Millage

Creating Permanent Housing – Hooker stated that an option for creating permanent multifamily housing would be presented under New Business, item c. Sugarloaf.

Workplan & Budget / Millage MOU – In follow-up to the January 2024 meeting, Willcutt noted that the Workplan & Budget states what funds are available, and the Millage MOU states that up to 20% of available funds can be reallocated between line items without approval from the Kalamazoo County Board of Commissioners. The KCPHC commissioners discussed the request made at the January 2024 KCPHC meeting by Integrated Services of Kalamazoo for additional funding. It was requested that the March 2024 regular meeting include an agenda item to review a process for requesting and allocating Millage funds that Hooker and Dunten will draft.

New Business

2015 Millage – Integrated Services of Kalamazoo reallocation request within the current grant award budget

The proposed reallocation was distributed prior to the meeting. A motion was made to approve the reallocation request.

Motion by Dunten

Support by Hooker

Roll call vote:

Bradford – Yes

Anderson – Abstain

Hooker – Yes

Dunten – Yes

Griffin - Yes

Motion approved

Portage Condominium – Approve commissioners to sign closing documents

A motion was made to allow Griffin or Hooker to sign all documents related to the sale of the Portage condominium.

Motion by Dunten

Support by Anderson

Motion approved

Sugarloaf

Hooker explained the opportunity to create affordable housing at Sugarloaf Mobile Home Park and distributed a map of the site and where the housing would be constructed. A Family Housing Proposal was distributed as well. Discussion regarding the opportunity took place.

Public Comment on Agenda and Non-Agenda Items

Stephanie Hoffman – The housing crises here is nothing different than that which is occurring all over the country. Continue being intentional about who we serve. Give people the power of choice. These are the kinds of projects we need in Kalamazoo.

Corey Yarborough – Is this going to be in the Kalamazoo Promise zone? Who provides shoveling and salting? Will that be provided as well? None of the sidewalks are plowed in the City of Kalamazoo. People are walking in the street because of it. What can we do about that?

Shonna Espinoza – She thinks boards need to start sitting down with organizations. There is nothing to hold people accountable. There should be a sit down to figure it out on those about to be evicted or dealing with shady landlords. What is currently being done is not working.

Joanna Babcock – Need to get rent control. Landlords are evil to black and brown people, and they know how to take advantage of people. Went to one of the We the People meetings and there was a lot of information. We need to come together to address the problem with landlords. More people need to sit down and connect with the organizations.

Troy Schwindel – What are we doing for those who are coming out of prison. Is there another organizations besides KPEP that is available to help them? What is the process for that? What about funding for college? He is a landlord and is getting into federal prisoner housing. What do you have for someone like him who is trying to get into housing?

Commissioner Member Comments

Griffin stated she was not sure if Sugarloaf provides snow removal. Hooker stated that the property does take care of snow removal and landscaping for their residents. Dunten stated that residents living at Sugarloaf would not be eligible for The Kalamazoo Promise because they must have an address within the district and go to a school in the district.

Griffin stated that City Commissioner Stephanie Hoffman and Mayor David Anderson, who were both present, could address the sidewalk snow removal question since that is a City of Kalamazoo issue.

Hooker informed the group that she is the CEO of Hope Thru Navigation, which exclusively serves those with Substance Use Disorder or those who are reentering from prison. Hooker and Griffin would like to have a conversation with Schwindel regarding his position as a landlord.



**Kalamazoo County
Public Housing Commission**

Bradford asked when the fiscal year ends for those organizations that serve the community. She thought that it was October. She went on to state that application fees are ridiculous and that something needs to be in place to moderate costs. There was one place that charged a \$30 application fee to her and then a \$50 for applying online. Further, the requirement was that income had to be three times the monthly rental amount.

Bradford also stated that she was a trustee in Oshtemo. She is no longer a trustee, but she continues to receive emails and texts of complaints from people living in black mold. We are the county and as such we need to do something.

Interfaith Homes has failed an inspection, and the letters were not good. They are not passing code. Fox Ridge and Patwood failed inspections. What happens if they lose HUD? Do they go to market rent? We need answers. They are building an arena downtown. What is happening to the homeless people then? She is livid. She grew up in Patwood. We need answers. The inspection happened in September, but the letters didn't go out until December. This board didn't know anything about this.

Hooker expressed her appreciation to 100s of people that participated in Trail Blazers of Hope. She also wanted to share that there are homeowner programs for rental and repair through MSHDA and has a flyer with information. She went on to say that the Vine Neighborhood Association is holding a Mid-Winter Festival on Saturday, February 3rd and a Valentines Day Sip and Paint event on Friday, February 9th.

Hooker stated that her organization stands up for those experiencing Substance Use Disorder and those with criminal backgrounds. She also asked that we remember those who have been lost and especially Shadia Lindsey. Hooker encouraged those present to get involved, stay vigilant and talk to kids and others. Finally, she asked that we all try to be less judgmental and more loving.

Anderson appreciates serving with everyone on this board.

Griffin responded to Bradford's question about fiscal year ends noting that each organization has a different year, so one would have to check with a specific organization to ask what theirs is.

Griffin also stated that the RentAble program is open again and it is designed to help those with certain barriers to either remain or obtain housing. The program assists families with income at 50% of the area median income or more. Go to www.kzoococ.org for more information on the RentAble program.

Griffin sends condolences to Shadia Lindsey's family.

Griffin extends a happy birthday message to her 3 year old grandchild, Preston.

Meeting Adjourned: 6:13 pm; Submitted by: Lisa Willcutt