



Business Board of Directors Meeting Minutes March 7, 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: None

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 5:04 pm (immediately following the annual meeting). Willcutt conducted the roll call.

Approve Meeting Agenda

The meeting agenda was approved as submitted.

Motion by Hooker

Support by Dunten

Motion approved

Approve Minutes of the February 1, 2024 Meeting

Griffin asked for approval of the meeting minutes from February 1, 2024. The minutes were approved as submitted.

Motion by Dunten

Support by Hooker

Motion approved

Public Comment on Agenda Items and Non-Agenda Items

None.

Reports

Financial Reports

The January and February 2024 financial reports were distributed prior to the meeting and were reviewed. A motion was made to accept the January and February 2024 financial reports.

Motion by Dunten

Support by Anderson

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 – Purchase multi-family housing

Sugarloaf – A “Board Agenda Request Form” was distributed prior to the meeting that recommended approval of the purchase of 10 new manufactured homes for families with school-aged children, to be installed at Sugarloaf Mobile Home Park, Schoolcraft, MI in the amount of \$670,164. Hooker gave a brief summary of the project. Anderson and Hooker were thanked for their work on this. Discussion about the project and the details took place and it was noted that further conversation is needed to determine rent and utility charges for residents.

It was also noted that property and liability insurance should be covered under Kalamazoo County’s policy.

A motion was made to move ahead with acquiring the manufactured homes in addition to a contingency of up to \$20,000 that would cover the costs of water softeners and exterior upgrades.

Motion by Anderson

Support by Dunten

It was noted that the location is not Kalamazoo Promise eligible.

Roll call vote:

Bradford – Yes

Anderson – Yes

Dunten – Yes

Hooker – Yes

Griffin - Yes

Motion approved

Millage Final Report – The report reflected the number of households assisted in the Schoolcraft school district during the previous Millage work performed by Housing Resources, Inc. Anderson stated homeless statistics from the 2022-2023 school year that reflected 36 homeless student households in Schoolcraft schools.



New Business

Process for adding agenda items

Commissioners that want to add an agenda item will provide them to the administrator by the last Thursday of the month to allow for the agenda packet to be published the following day.

Process for funding opportunities

A draft “Equitable process for applying for fund from public housing commission” and “Process for evaluating properties” was presented during the meeting by Dunten and Hooker. Discussion occurred. Dunten will send the document to Willcutt for distribution to the commissioners. Willcutt will compile commissioner comments for discussion at the next meeting.

Public Comment on Agenda and Non-Agenda Items

Meg Bauer – Has many concerns about the Sugarloaf project. What is the county paying? What will happen with tenants? There are frequent backflow and water quality issues in that park. Bauer is concerned with what the County will do if the people are evicted. With tenants paying lot rent directly to the park, they will have 90 days to move, or the park can sell the home in a nonpayment case. What is the guarantee that there will be on-site wraparound services? Will tenants have a lease with the park and one with the KCPHC? Will there be a management company?

Commissioner Member Comments

Hooker stated that every piece of the Sugarloaf project has not yet been determined. This is a new project for which we are creating the template as we go. We know we need housing, and this is a fast way to produce it. Hooker acknowledges that Bauer brought up really good points so when Housing Director Balkema, Commissioner Anderson and herself sign a contract, these items will be worked out.

Dunten stated that as this is Women’s History Month she wants to express that she is grateful to work with such incredible women on the dais.

Hooker is grateful for all the work and time. She went on to say that she and Anderson started working on the multifamily project last year. They looked at a lot of different options. The Sugarloaf project is like a pilot. She is happy with this work and wants to lift it up.

Hooker also stated that addiction is a disease and people are continuing to die. At the last meeting she mentioned a young person who died from a fentanyl exposure. There is another young person that has died from a fentanyl exposure this past Tuesday: Clotera Davenport. She encourages others to talk to people. There is an opioid task force at the County.

Hooker stated that the “7th Annual Youth Connect Event – The Act of Equity” will be held at the Douglass Community Center on March 27th from 3:00 p.m. – 6:30 p.m. This will be during spring break and will be a party for youth as well as an opportunity for summer employment. She also wished everyone a happy Women’s History Month.



Griffin informed the group that this past Monday she visited T. A. Wilson School in Jackson, MI. This is a former school that was purchased by a nonprofit with \$150,000 in ARPA funds. The group is made up of five Black women who came together to run this project. Funds were also obtained to install 10 pallet emergency shelters on the grounds of the property.

Griffin also thanked those present for their input as we move forward even if we don't have all the answers yet. She went on to say that we cannot keep doing the same thing, we have to try new things as we try to solve homelessness.

Meeting Adjourned: 5:59 pm

Submitted by: Lisa Willcutt