

BATTLE CREEK HOUSING COMMISSION
MINUTES
Regular Meeting May 27, 2025

CALL TO ORDER:

The regular meeting of the Battle Creek Housing Commission (BCHC) was called to order at 3:05 p.m. by President Simmons in the Main Office of Kellogg Manor, 250 Champion Street, Battle Creek Michigan.

ROLL CALL: Present: Commissioner Simmons, President
 Commissioner Gillette, Vice President
 Commissioner Gray
 Commissioner Guzzo
 Commissioner Torrey

Also present: Lee Talmage, Executive Director; John Paternoster, Deputy
 Director; Abe Alassaf, Deputy Director

President Simmons recognized and welcomed the Housing Commission's new Commissioner, David Torrey.

BUSINESS:

APPROVAL OF AGENDA & MINUTES

A motion was then made by Commissioner Gray and supported by Vice President Gillette to approve the Minutes of the March 25, 2025 Regular Meeting with corrections made to the second paragraph on page 2 regarding as presented, and the corrected dates for the community's Juneteenth celebration the third weekend in June 2025.

Vote: Ayes- Unanimous
 Nays- None

PUBLIC COMMENT & SPECIAL PRESENTATIONS:

The scheduled ZOOM virtual strategic planning meeting with Dr. Crystallee Crain failed due to technical problems. Director Talmage stated he would contact Dr. Crain to reschedule.

Directors Report & Financials:

The Directors Report including Bills and Communications, are presented, attached, and made a part of these minutes.

Director Talmage reviewed with the Commission the status of the RAD Conversion process and the recapture of the \$2,164,006.00 Capital Funds to the government Treasury

reported in the March Commission meeting. Talmage explained the funding had showed up again in eLOCCS rather than just disappearing completely into Treasury as was originally expected. A meeting was scheduled to be setup for April 21st with a HUD CFP Specialist to assist staff with resubmitting eLOCCS obligation/expenditure and new EPIC Budgets. Then the staff may draw down the funds again when the conversions close and we are given the go ahead by HUD to do so.

The Commission then discussed whether BCHC should challenge the recapture of CFP 2021 and 2025 by HUD. Talmage stated the office had not yet received any official notification from HUD about the recapture of the 2021 CFP or the loss of the future 2025 CFP Grant. ~~em-informed.~~

Director Talmage reported that Deputy Director Alassaf would be attending the CDAM Real Estate Boot Camp April 28-May 2, and attending with Deputy Director Paternoster the MSHDA Building Communities Conference, May 14-15, 2025.

Director Talmage reported that the new hardware IT upgrades should be completed April 25, 2025 and the FYE 09/30/2024 Audit was concluded on April 10, 2025; there were no findings.

Deputy Directors Reports:

Deputy Director Paternoster's Reports on occupancy and Pest Control were presented, are attached and made a part of these minutes.

Deputy Director Alasaff's Report on Development was presented, is attached and made a part of these minutes.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

OTHER BUSINESS:

Public Comments:

None

Commissioner Comments:

None

Vice President Gillette left the meeting by pre-arrangement at 4:15p.m.

ADJOURNMENT:

At 4:35 President Simmons adjourned the meeting. The next regular meeting of the Commission will be Tuesday, ~~May 27, 2025~~ June 17, 2025 at 3:00 p.m.

Respectfully Submitted,

Lee Talmage
Secretary