



MELVINDALE HOUSING COMMISSION

Regular Board Meeting
October 17, 2024

A meeting of the Melvindale Housing Commission Board was held on Thursday, October 17, 2024 at 10:00 a.m. in the Library of Coogan Terrace (3501 Oakwood Blvd., Melvindale, MI 48122).

Chair C. Sue Herman called the meeting to order at 10:15 a.m.

ROLL CALL: J. Decaire, C. Sue Herman and Annette Taylor were present.

Also present: Staff— Cynthia C. Telfer, Executive Director; Elizabeth Dionisi, Operations Manager and Veda Searles, Property Manager

Commissioner *Decaire* moved to approve the absence of *C. Cotto*; and *H. Cotto*. *Herman* seconded. Motion passed unanimously.

I. Approval of Agenda

Taylor motioned to approve the October 17, 2024 agenda. *Decaire* seconded. Motion to approve agenda passed unanimously.

II. Approval of Minutes

Decaire motioned to approve the September 19, 2024 regular meeting minutes. *Taylor* seconded. Motion to approve minutes passed unanimously.

III. New Business

Resolution 2024-014 – To Approve Fiscal Year 2025 Combined Budgets

Decaire motioned to approve Resolution 2024-014; *Decaire* seconded. Telfer gave a brief overview of all three budgets. *Taylor et*

Motion passed unanimously.

Resolution 2024-015 – To Approve Revision to the Administrative Plan for Mainstream Vouchers

Taylor motioned to approve Resolution 2024-015; *Decaire* seconded. A review of the changes needed, as identified in policy attachment to the resolution was performed.

Motion passed unanimously.

Resolution 2024-016 – To Approve Write Off of Appliances and Hardware
Decaire motioned to approve Resolution 2024-016; Taylor seconded. A brief discussion was held to review the challenge with appliances installed during renovation. Telfer noted she would submit a request for use of replacement reserve to cover the costs of new appliances.
Motion passed unanimously.

IV. Commission Reports

Staff reviewed their reports with the Board. It was noted that Coogan Terrace received a preliminary score of 98% on its most recent NSPIRE inspection. Kudos to the property management team.

V. Public Commentary

No public comment.

VI. Announcements by Commissioners

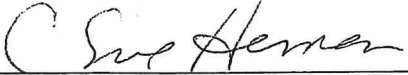
Commissioner Taylor – Recent Talent Contest at Coogan was very nice. Residents were engaged and stayed positive.

Commissioner Decaire – There's an election coming up. Lots of political ads and nasty stuff being said about opponents. Try to pick out the person you think will be represent you; disregard all the noise and vote for the one who you think will provide the best for you.

Commissioner Herman – Thank you to the dedicated employees, they are dignified and helpful and serve our clients well.

VII. Adjournment – Motion by Decaire; seconded by Taylor at 4:13 p.m. to adjourn.
Motion passed unanimously.

Taylor motioned to close the public hearing at 11:24 a.m.; Decaire seconded. Motion passed unanimously.



C. Sue Herman, Board Chair



Cynthia C Telfer, Director / Board Secretary