

Meeting Minutes of the Traverse City Housing Commission

February 25, 2026

A Regular Board Meeting of the Traverse City Housing Commission was called to order by President Wayne Workman in the 2nd floor committee room of the Governmental Center at 400 Boardman, Traverse City, Michigan at 12:04 P.M.

I ROLL CALL

The following were present:

<u>Commissioners</u> –	Wayne Workman, Deb Lake, Mitch Treadwell, Jim Friend
<u>Staff</u> –	Karl Fulmer, Executive Director; Mike Walters, Maintenance Director; Josh Heimforth, Maintenance Tech
<u>Residents</u> –	none
<u>Guests/Public</u> –	Hannah Driver, Traverse House Director; Elizabeth White, Michael Lowry, Justin Reed, Apple-Lee Anderson

II APPROVAL OF AGENDA

Motion by Treadwell, support by Lake to approve the agenda as presented. It passed unanimously.

III PUBLIC COMMENT

Several members of the public attended the meeting and were welcomed by Board President, Workman.

Michael Walters, Maintenance Supervisor for the Housing Commission, introduced Josh Heimforth, a new Maintenance Tech for the Commission. The Commission welcomed Mr. Heimforth, and he said he was glad to be with the Commission.

Hannah Driver spoke first and introduced herself as the Director of the Traverse House in Traverse City. Ms. Driver briefly explained what the Traverse House does in the community and stated that there are currently 70 active members of the Traverse House Clubhouse in Traverse City. Ms. Driver stated that the Traverse Housing serves adults with a diagnosed mental health issue.

Other members of the public included Elizabeth White, Michael Lowry, Justin Reed and Apple-Lee Anderson. Some members stated that they were members of Traverse House but were also TCHC voucher holders. They expressed some frustration regarding the info@tchousing.org email address and how difficult it is to get in touch with Commission staff. Director Fulmer stated he would look into adjusting the website and making staff more accessible.

Ms. Anderson introduced herself as a student at NMC working to get her Master of Social Work degree. She stated that she worked at Goodwill Northern Michigan and stated that her concerns centered around ending homelessness in the region. She stated that she wanted to see an expansion of services to support Permanent Supportive Housing in the region. Ms. Anderson submitted a letter to the Board which is entered in these minutes as part of Correspondence.

Discussion followed. President Workman closed public comment at 12:23 PM.

IV CONSENT AGENDA

Motion by Friend, support by Lake to approve the January 28, 2026, Minutes as presented. Motion passed unanimously.

Motion by Friend, supported by Lake to approve the schedule of disbursements and financial statements for October 31, 2026. Motion passed unanimously by roll call vote below.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes

Motion by Friend, supported by Lake to approve the schedule of disbursements and financial statements for November 30, 2026. Motion passed unanimously by roll call vote below.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes

Motion by Friend, supported by Lake to approve the schedule of disbursements and financial statements for December 31, 2026. Motion passed unanimously by roll call vote below.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes

V COMMITTEE & COMMISSIONER REPORTS

- A. Executive & Finance Committee: Director Fulmer gave a brief review of the Executive Committee's meeting on February 23, 2026. Much of what was discussed involved the various developments that are underway for the Commission. Additionally, the Committee reviewed the proposed amendments to the By-Laws and accepted what was proposed by the Strategic Planning Committee. Discussion followed.

VI STAFF & PROGRAM REPORTS

- A. Executive directors Report: Provided in packet. Director Fulmer provided his report for February 2026. Of particular interest were the new developments scheduled for construction starts in 2026.
- B. Family Self Sufficiency (FSS) Program Report: Director Fulmer reported in the absence of Deputy Director Korn. Graduation will be requested for the next Board meeting.

VII **OLD BUSINESS**

- A. First Reading of TCHC Bylaws. The Board completed the first reading of the proposed changes to the TCHC By-Laws. This was completed in accordance with requirements that are outlined in the By-Laws. Adoption of the amended by-Laws will be on the agenda for the next regular Board of Commissioners meeting.

VIII **NEW BUSINESS**

- A. Review and Adoption of the 2025-29 Strategic Plan: Item tabled until next meeting.
- B. Introduction of draft Internal Controls Policy: Discussion continued on this policy. Board tabled item due to the concern that it was too extensive for current staffing levels. Executive Director stated that he would continue to adjust the policy to fit more logically with current staffing. Tabled until a later date.

IX **CORRESPONDENCE**

Letter of Apple-Lee Anderson will be entered into the record.

X **PUBLIC COMMENT**

None.

XI **COMMISSIONER COMMENT**

Commissioners discussed cancelling the March meeting and changing April's meeting date to April 15, 2026.

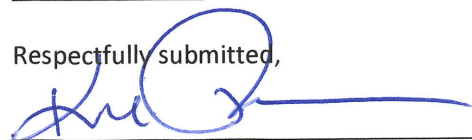
Commissioner Treadwell motioned to cancel March's TCHC Bd of Commissioners meeting and hold the April meeting on April 15, 2026. Commissioner Lake seconded the motion. Motion passed unanimously via roll call vote.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes

XII **ADJOURNMENT** – 1:57 P.M.

Respectfully submitted,



Karl Fulmer, Executive Director



Wayne Workman, President