

Meeting Minutes of the Traverse City Housing Commission

June 24, 2026

The Annual 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, Laura Dagwell (absent & excused)
<u>Staff</u> –	Karl Fulmer, Executive Director, Alisa Korn, Deputy Director
<u>Guests/Public</u> –	Sean Skarsaug, owner of Copy Central

II APPROVAL OF AGENDA

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

III PUBLIC COMMENT

Sean Skarsaug, owner of the Copy Central parcel, was in attendance to hear updates about the upcoming sale of his property for our Cityview project. Commissioners thanked him for all his assistance in making this project happen.

IV CONSENT AGENDA

Motion by Friend, supported by Lake to approve the Consent Calendar as presented.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

V COMMITTEE & COMMISSIONER REPORTS

A. Executive & Finance Committee: None

VI STAFF & PROGRAM REPORTS

A. Executive Directors Report: Provided in packet.

B. Family Self Sufficiency (FSS) Program Report: Provided in packet

VII OLD BUSINESS

- A. HUD HCV Shortfall- TCHC is re-starting the shortfall discussion with HUD again
- B. 2025-2029 Strategic Plan- This was presented to the board in draft form after the conclusion of all the committee meetings. Commissioners Lake and Treadwell were on the Committee and spoke to the process.

Commissioner Friend made a motion to approve the 2025-2029 TCHC Strategic Plan as presented, Commissioner Lake supported.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

VIII NEW BUSINESS

- A. HUD Audit Letter
- B. Orchardview AHP Application Memo- This application was previously denied, we are reapplying now. Commissioner Lake made a motion for staff to make the AHP application, Commissioner Treadwell supported.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

- C. FSS Graduation- Motion by Commissioner Lake, support by Workman to authorize the disbursement of \$25,274.26 for an FSS graduation.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

- D. FSS Forfeiture Disbursement- Motion by Commissioner Workman, support by Commissioner Lake to authorize the disbursement of \$4,189 of forfeiture funds to a current FSS participant.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

E. TCHC Annual Meeting Items

1. Election of Officers- Deputy Director Korn opened the floor for nominations for the office of President of the Board. Commissioner Lake nominated Commissioner Workman. Support by Treadwell. The nominations were closed and a unanimous vote for President was cast for Commissioner Workman.

President Workman then opened the floor for nominations for the office of Vice President of the Board. Commissioner Friend nominated Commissioner Treadwell. Support by Lake. The nominations were closed and a unanimous vote for Vice President was cast for Commissioner Treadwell.

2. Code of Conduct Certification- All Commissioners present signed their annual statement.
3. By-Laws Review/Discussion- was recently revised by the Strategic Planning Committee and the board saw no reason to take any further action at this time.

- F. Appointment of TCHC Secretary for FY27- Motion by Workman, support by Treadwell to appoint the TCHC Deputy Director as the Board Secretary for FY 2027.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

- G. Review of the FY 2027 Consolidated Operating Budget- Motion by Lake, support by Treadwell to approve the budget as presented.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

Motion by Lake, support by Friend to enter into Closed Session for the purpose of discussion of Compensation/Contract amounts.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes
Dagwell	Absent

Motion by Treadwell, support by Lake to enter back into open session at 1:55.

IX CORRESPONDENCE

X PUBLIC COMMENT
None.

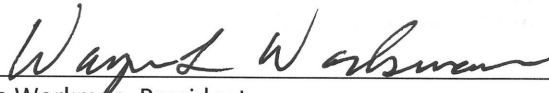
XI COMMISSIONER COMMENT

XII ADJOURNMENT – 1:57 P.M.

Respectfully submitted,



Alisa Korn, Deputy Director



Wayne Workman, President