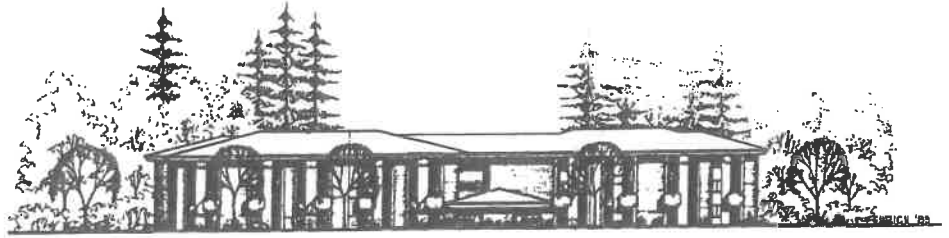


GLADSTONE HOUSING COMMISSION

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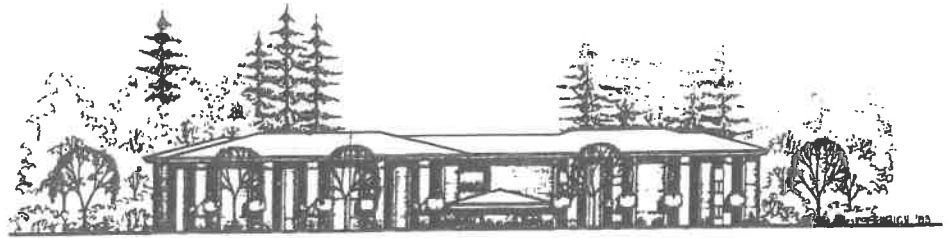
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AGENDA SPECIAL MEETING SEPTEMBER 3, 2024

- I. Roll Call.
- II. New Business.
 1. Need Assessment from the Architect and the Section 18 process.
- III. Adjournment.

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MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 3, 2024

Commission President Waeghe called the meeting to order at 7:00 p.m., September 3, 2024. A roll call of commissioners was made with the following results:

Present: Pres. Waeghe, Comm. Bosk, Comm. Chapman, Comm. Maki, Comm. Kaminen.

Absent: None

Secretary and Executive Director Michael Lindahl was also in attendance.

The Commission discussed the Needs Assessment for Fairview supplied by the Architect and the need to remove and replace the building. The amount of monies needed to fix the building far exceeds the funding available for the building. So, no funding sources are available to repair the building for its total needs. Section 202 funding is the best source of funding to replace the building however that funding has not yet been released and time frame has not been given. Section 18 is the best source to remove the building and continue to receive funding while trying to find funding sources. It also opens other programs to fund smaller projects on the site. If we choose not to use Section 18. We can start taking units off line and close the building units that need the most repair, until funding sources can be found to replace or fix the building. However, if we choose to do it that way, we will lose funding for the units and come to the point where expenses will exceed income.

Several residents were in attendance and asked many questions about the process of section 18. They requested an exact time line for the possible closing of the building and details of how they would be moved. They were told that this is just the start of the process and would be a multiple years long process and requires HUD approval. That it would take 6 to 18 months to close the building after HUD approval and HUD would have to approve the Relocation Plan for the residents.

The Commission discussed starting the Section 18 process and sending a letter to the City of Gladstone informing them of the process. The Commission directed the Executive Director to act on behalf of the Commission to sign documents related to the Section 18 process.

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A motion was made by Comm. Kaminen and supported by Comm. Bosk to start the Section 18 process and to give the Executive Director authority to act on behalf of the Commission and to sign documents related to the Section 18 process.

Ayes: Pres. Waeghe, Comm. Bosk, Comm. Maki, Comm. Kaminen, Comm. Chapman.

Nays: None, motion passed.

There being no further business to come before the Commission, Pres. Waeghe moved to adjourn at approximately 7: 58 p.m. Comm. Bosk seconded the motion.

Ayes: Pres. Waeghe Comm. Bosk, Comm. Chapman, Comm. Maki, Comm. Kaminen.

Nays: None, motion passed. Meeting adjourned.

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Paula Waeghe, President

Michael Lindahl, Secretary