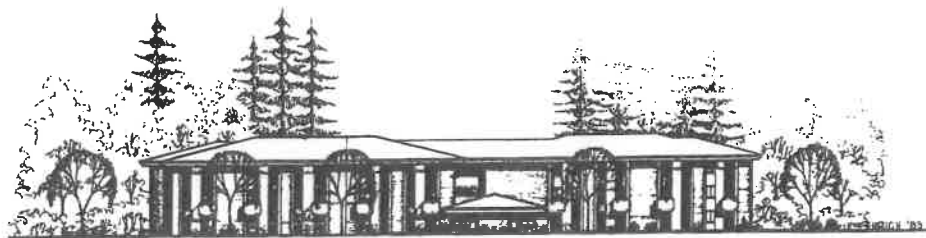


GLADSTONE HOUSING COMMISSION

217 DAKOTA AVENUE



GLADSTONE, MICHIGAN 49837

(906) 428-2215

MINUTES OF THE ANNUAL MEETING OF OCTOBER 1, 2024

Commission President Waeghe called the meeting to order at 7:00 p.m., October 1, 2024. A roll call of commissioners was made with the following results:

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

Absent: None

Also, in attendance was Executive Director and Secretary, Michael Lindahl.

Commission President Waeghe then turned the meeting over to the Secretary to conduct the election of Officers for the New Year.

The nominations for President of the Commission were opened and Comm. Maki nominated Comm. Waeghe, supported by Comm. Chapman. After hearing no other nominations for President, Comm. Bosk moved to close the nominations for President of the Commission and to elect Comm. Waeghe for that post by acclamation. Motion was supported by Comm. Maki and passed. Comm. Waeghe was then elected by acclamation.

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

Nays: None, motion passed.

The nominations for Vice President of the Commission were opened and Comm. Bosk nominated Comm. Maki for Vice President supported by Comm. Waeghe. After hearing no other nominations for Vice President, Comm. Bosk moved to close the nominations for Vice President and to elect Comm. Maki for that post by acclamation. Motion was supported by Comm. Chapman and passed. Comm. Maki was then elected by acclamation.

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

Nays: None, motion passed.

The meeting was then reopened for business with Commission President Waeghe presiding.

A motion was made by Pres. Waeghe and supported by Comm. Bosk, to approve the minutes of the Regular Meeting of June 4, 2024 and Special Meeting of September 3, 2024 as submitted.

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

Nays: None, motion passed.

The listing of bills and expenses was reviewed and discussed. A motion was made by Comm. Bosk and supported by Pres. Waeghe that the bills and expenses be paid as submitted.

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

Nays: None, motion passed.

The Commission was informed of 8 vacancies in Fairview.

The Commission was updated for 202 grant funding, tax credit funding and the HUD Section 18 process. They also discussed the future of Fairview if funding cannot be obtained.

The Commission reviewed the Proposed 2025 Fair Market Rent for Delta County. The rates are \$711 for 1 bed room and \$933 for a 2 bedroom. HUD requires that flat rents be at least 80% of fair market rent for Fairview, which is \$569 for a 1 bedroom and \$747 for a 2 bedroom. A motion was made by Comm. Maki and supported by Comm. Bosk that the new Flat Rent for a 1 bedroom will be \$569 and for a 2 bedroom will be \$747. The new flat rents will take effective January 1, 2025.

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

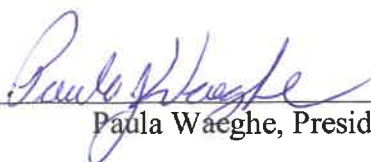
Nays: None, motion passed.

There was public comment made about a bed headboard next to the garbage area that had been sitting there for over a month. We should keep the outside of the building looking good so people would want to rent from the Commission. The Executive Director agreed said he would get staff on it.

There being no further business to come before the Commission, Comm. Bosk, moved to adjourn at approximately 7:45 p.m. Comm. Chapman seconded the motion.

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

Nays: None, motion passed. Meeting adjourned.


Paula Waeghe, President


Michael Lindahl, Secretary