



**Ferndale Housing Commission
Regular Board of Commissioners Meeting Minutes
Withington West Community Room
415 Withington, Ferndale, MI 48220
July 31, 2026, Meeting Minutes
6:00 P.M.**

1. Roll Call

The Regular Board meeting was called to order at 6:10 P.M. by Board Vice President Joel Milliner. Roll call: Reginald Sutherland, Joel Milliner, Aliyah Mgawe, Alvita Lozano, Dana Parke, Kate Baker.

Commissioner Milliner opened the meeting by reading the Rules of Engagement. The Rules of Engagement are meant to keep order in the meeting

*Special Guests: Terry and Lionel (Cleaning Crew) were in attendance.

2. Approval of Agenda

The agenda was approved.

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

It was noted that Kate Baker had been listed incorrectly in the minutes. The minutes were amended to remove Kate Baker as indicated.

Ayes: All Nays: None Motion: Passed

4. Financials

Ayes: All Nays: None Motion: Passed

(Commissioner Lozano questioned the PILOT amount stating it was higher than usual).

5. Executive Director's Report

- FHC will begin implementing the new zip-code payment standards in October 2027. Detailed letters were mailed to all HCV recipients.
- The SEMAP scores for 2025 show the FHC as a Standard Performer. report attached.
- The FHC has received Capital Funds of \$355,533. The HUD report was attached.
- The financial audit is ongoing.
- There were no updates to report on the grant written by Commissioner Baker
- Comerica Bank merged with Firth Third Bank.
- Letters were sent to all PH residents reminding them of the rules and regulation of the FHC.
- FHC has published an RFP for an attorney to keep on retainer, the RFP was attached.
- Special Guest Terry and Lionel (Cleaning Crew) were in attendance.

6. Public Housing Report

- Inspections were completed at the Scattered Sites, with nine units failing; the failed items were corrected and a reinspection was scheduled.
- Both high-rise buildings reported low water pressure and temperatures which were caused by a water main break on Eight Mile Road and affected many homes and buildings in the area.
- Four new residents moved into WW which put the building at full capacity; AH had forty applications pending.
- The FHC earned \$3300 credit with HD supply, the credits will be used on future purchases.
- Car and Trucking, our trash contractors, sent pictures to the city complaining about 'excessive trash' The trash was cleaned the same day.
- An AH resident put food in the front hallway causing maggots; the maggots were cleaned up, and the trash container was cleaned.
- FHC received delinquent water bills with the threat of adding the amounts to the tax bill. It was discovered the water bills were sent to an incorrect email address. We will meet with the city to reconcile the payments.
- Twenty work orders were received and completed according to severity. Nineteen were completed immediately.

- An AH resident made an appointment with a contractor without FHC permission, the contractor confirmed it was the resident that made the appointment. The resident was held responsible for the invoice.
- Lights were reported to be out on the fourth floor.
- A long time and cherished resident, Joseph Repass, had passed away. He was a staple at the BOC meeting and will be missed.

Terry and Lionel Report

- Terry stated the difference between WW and AH is astonishing with AH being 'filthy' with most problems originating with the tenants and poor housekeeping.
- Terry and Lionel discussed maintenance concerns and changes to the maintenance schedule. Terry reported that his schedule had been changed so that he could come three days instead of two, he comes early in the morning (M, W, F).
- Both were concerned about a resident depositing food in the recycle bin which caused maggots in the main hallway.
- Lionel stated the residents were angry with him for not removing the recycling bin which contained the food that bred the maggots. The Cleaning Crew does not remove these containers; this is reserved for the maintenance men.
- Terry was concerned that a resident reported he did not vacuum the floors in the hallway, he stated the floors are vacuumed three times weekly.
- Lionel reported that the hallway restroom at 415 was particularly filthy after the events.

7. Call To Commissioner

- Commissioner Lozano asked why the PILOT exceeded the usual amount,
- Commissioner Parke requested that the financial information be consolidated and summarized because the financials were lengthy.
- Commissioner Lozano thanked everyone for sharing their concerns and discussed considering a resident committee. The audience refused stating they did not 'get along' well enough to consider having another Resident Committee.
- Commissioner Millier requested the Credit Union 1 statements be included in the financial packets.
- Joel also discussed replacing carpet with tile, Aliyah responded that the FHC has requested quotes for wood veneer panels.

- Commissioner Baker reported that she is chair of the Southeastern Michigan Art Museum. She will attend her last FHC BOC meeting in August.
- Commissioner Sutherland reported that deputy clerks and two applicants were discussed for the BOC meeting.
- Commissioner Baker reiterated the importance of the broken lock on the Community Room door, the parking lot lights being out, and the flower beds being overgrown.
- Commissioner Baker suggested calling DPW regarding trash removal; also, calling Jim at Car and Trucking.
- Commissioner Milliner suggested maintenance completing a walk-through of the buildings with a checklist detailing the condition of the lights, doors, and anything that may need attention.
- Commissioner Sutherland stated he had two applicants for future BOC Commissioners

8. Call To Audience

- Concerns were raised regarding locks, the patio door, lights, parking lots, and flower beds not being groomed.
- A resident complained the grass clipping were not cleared from her patio.
- Residents reported that vacuuming of floors was not consistently being completed.
- A resident raised concern regarding a bill from Paul C. Scott and requested clarification about why she was billed.
The Executive Director showed the work order and bill and explained the resident was confirmed to have initiated the repairs by the plumbing company.
- A resident complained the trash bin in the back had not been washed out, and there were strangers sleeping in the community room.
- There were complaints that the community room had been used for events without being booked; Aliyah stated the community room would be locked. Anyone wishing to book it may do so according to the rules.

Adjournment

The meeting was adjourned at 7:35 P.M. by Commissioner Sutherland