



Ferndale Housing Commission
Regular Board of Commissioners Meeting Minutes
Withington West Community Room
415 Withington, Ferndale, MI 48220
August 28, 2026, Meeting Minutes
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order at 6:04 P.M. by Board President Reggie Sutherland. Roll call: Reginald Sutherland, Aliyah Mgawe, Alvita Lozano, Dana Parke, Kate Baker, Joel Milliner.

Executive Director Aliyah Mgawe opened the meeting by reading the Rules of Engagement. The Rules of Engagement are meant to keep order in the meeting

*Special Guests: Mike Yoga, a potential Board member.

2. Approval of Agenda

The agenda was approved.

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

Ayes: All Nays: None Motion: Passed

4. Financials

Ayes: All Nays: None Motion: Passed

5. Executive Director's Report

- The new Zip Code payment standards were mailed to all HCV participants accompanied by a letter of explanation and implementation.
- The grant written by Commissioner Baker has been awarded to FHC
- HUD has authorized \$106,176 operating subsidy; the voucher has been submitted.
- We were awaiting bids from elevator contractors to repair or replace the elevators at AH.
- The FHC has received two proposals for an attorney.
- For security reasons the names were removed from the front door buzzers and replaced with instructions for delivery drivers to buzz the apartment numbers.
- Comerica Bank was taken over by Fifth Third bank on August 28.
- FHC has terminated a tenant for harassment and bullying. There will be another tenant terminated for failure to control their guest. The FHC is serious regarding ridding the public housing buildings of all that cannot abide by the lease, HUD rules, and ACOP.
- Commissioner Dana Parke requested the financial packets be more condensed, the redundant reports were omitted.
- Paychex mistakenly overpaid an employee with a full 80-hour check instead of the 8 hours PTO requested. The employee brought it to Aliyah's attention and will repay the amount with bi-weekly payroll deductions.
- The FHC has contacted two lighting companies to update the lighting the AH parking lot.
- HUD has increased the amount of micro-purchasing that must have board approval from \$10,000 to \$15,000.

6. Public Housing Report

- WW was inspected by the Ferndale Fire Marshall on August 18 and needed to replace the fire alarms and exit door signs.
- Three vacancies were filled at WW, two were filled at AH.
- There were 3 current vacancies at WW that were scheduled for unit turnover.
- The ADA door panel at AH was repaired for the second time within a year. A resident was observed jabbing the door panel with a cane and reminded to use their hands to operate the panel.

- A transformer malfunctioned at the AH building causing a resident to need to be carried upstairs to their apartment. The transformer was repaired by 8:00 AM.
- FHC had received two bids for replacement flooring for both buildings and was awaiting a third bid.
- The water board had overcharged the FHC by \$4000 which was issued as a credit.
- The public restroom at WW has been damaged due to leaks from the ceiling beneath the laundry room. The pipes have been repaired; the restroom was under repair.
- The FHC was awaiting quotes for new cameras for AH.
- Lighting wall fixtures had been ordered for the LED ceiling panels that had burned out
- Residents complained of missing packages and were reminded to provide the delivery drivers with their apartment numbers to buzz upon their arrival.

7. Call To Commissioner

- Commissioner Baker will no longer serve on the FHC Board of Commissioners; this meeting was her last meeting. She has offered to assist in writing grants and the gardening club.
- The patio door lock was affirmed as being replaced, the landscapers had also removed the trash from the hedges by the garage at AH to trim the hedges.
- Commissioner Parke asked if the extra check mistakenly given to the overpaid employee would affect her benefits; Aliyah answered no, it would not.
- Kimmaly explained that the cameras at AH could cost \$60K to replace, as we are not longer allowed to use certain foreign companies that produced the parts as these countries are being sanctioned by the USA.
- Commissioner Milliner asked the delay in the parking lot lighting and was told there were issues in locating the bulbs.
- Commissioner Milliner commented on a photo that showed the front foyer at AH was trashed with food strewn everywhere. He was told the new cameras would allow us to view the culprits that trashed the foyer.
- Commissioner Baker suggested calling DPW regarding trash removal; also, calling Jim at Car and Trucking.
- Commissioner Sutherland stated he had two applicants for future BOC Commissioners

- Commissioner Parke inherited many jigsaw puzzles that she will donate to the public housing project buildings.
- Commissioner Baker was applauded for her services to the FHC as a Board member.
- All Commissioners thanked the audience for participating.

8. Call To Audience

- There were concerns from current tenants regarding new tenants moving in without being introduced to the current tenants. Commissioner Sutherland suggested having Ice Cream Socials to introduce new tenants.
- A resident complained there was a stranger sleeping in the community room; she admitted she had not called the police, nor had she reported it to the office. She was advised to do both.
- Residents reported that current residents were allowing strangers into the building. Commissioner Sutherland advised them to stop doing this, it is a violation of the lease.

9. Special Guest

Special Guest Mike Yoga introduced himself and stated interest in servicing on the Board.

Adjournment

The meeting was adjourned at 7:10 P.M. by Commissioner Sutherland