BATTLE CREEK HOUSING COMMISSION
MINUTES
Regular Meeting May 26, 2026

Pending Board Approval

CALL TO ORDER:

The regular meeting of the Battle Creek Housing Commission (BCHC) was called to order at 2:58 p.m.by President Simmons in the Main Office of Kellogg Manor, 250 Champion Street, Battle Creek, Michigan.

ROLL CALL:

Present:

Commissioner Guzzo
Commissioner Simmons, President
Commissioner Torrey
Commissioner Gray
Commissioner Gillette, Vice President

Also present: Lee Talmage, Executive Director; John Paternoster, Deputy Director; Chris Lussier, Chief Executive Officer

BUSINESS:

Approval of Agenda:

Before approval of the Agenda Commissioner Guzzo requested an amendment to the agenda to add discussion of moving the regular meeting date under unfinished business and approval of the Diaper Initiative grant to new business. A motion was made by Commissioner Guzzo and supported by Vice President Gillette to approve the agenda as amended.

Vote: Ayes – Unanimous
Nays – None

Approval of Minutes:

A motion was made by Vice President Gillette and supported by Commissioner Gray to approve the Minutes of the April 28, 2026 regular meeting.

Vote: Ayes – Unanimous
Nays – None

Public Comment and Special Presentations:

Representatives from Volunteers of America Michigan and Ethos presented a proposed LIHTC rehabilitation project for Liberty Commons, including a request for 25 project-based vouchers.

No other public comment was made.

Chief Executive Officer's Report

CEO Chris Lussier summarized his report, focusing on the Georgetown Estates transition with a July 1 goal, including coordination with the current property management team and plans to address staffing needs to help stabilize the property. He also shared updates on plans to stabilize the property before selling it, the recommended 4% LIHTC developer, and progress on the Northern Pines project toward a November closing. He added brief updates on leadership transition, his onboarding, and other key projects and partnerships.

Deputy Director's Report

Deputy Director Paternoster reported on improved occupancy trends and positive pest control outcomes, including updates related to Cherry Hill.

UNFINISHED BUSINESS:

A discussion was held regarding transition planning for Georgetown Estates. Commissioners expressed support for hiring new staff related to the management of Georgetown Estates, with those employees becoming Housing Commission staff, as well as creating a new Property Manager position.

Resolution 2026-09:

After discussion regarding alternative meeting Housing Comission meeting dates, a motion was made by Commissioner Gillette and supported by Commissioner Torrey to move the regular Housing Commission board meeting to the 3rd Wednesday of each month at 3:00 PM, starting in June.

Vote: Ayes – Unanimous

Nays – None

NEW BUSINESS:

Resolution 2026-07:

A motion was made by Commissioner Guzzo and supported by Commissioner Gray to approve the staff recommendation for selection of Good Housekeeping as co-developer.

Vote: Ayes – Unanimous

Nays – None

Resolution 2026-08:

A motion was made by Vice President Gillette and supported by Commissioner Guzzo to authorize application and participation in the Federal Home Loan Bank Affordable Housing Program for Northern Pines.

Vote: Ayes – Unanimous

Nays – None

Resolution 2026-10:

A motion was made by Vice President Gillette and supported by Commissioner Torrey to approve the plans and budget for the May 28, 2026 retirement event.

Vote: Ayes – Unanimous

Nays – None

Resolution 2026-11:

A motion was made by Vice President Gillette and supported by Commissioner Guzzo to approve the Diaper Initiative grant in the amount of $3,500.

Vote: Ayes – Unanimous

Nays – None

A discussion was had regarding the Volunteers of America presentation and request for 25 project-based vouchers to support their LIHTC application for the redevelopment of Liberty Commons. Discussion covered past and current management practices of the property, strategic use of project basing vouchers by the board, questions regarding the voucher threshold for scoring additional points in a LIHTC application, and a suggestion that we partially fill their request by awarding them 12 or 13 vouchers. Commissioners agreed to table the discussion until the June board meeting.

COMMITTEE REPORTS: None

OTHER BUSINESS:

Public Comments: None

Commissioner Comments: None

Deputy Director John Paternoster was excused from the meeting at 3:45 p.m.

ADJOURNMENT:

At 4:30 p.m. President Simmons adjourned the meeting at which time the board entered into a closed session. The next regular meeting of the Commission will be Wednesday, June 17, 2026.

Respectfully Submitted,

Chris Lussier
Secretary