



LEMOYNE GARDENS I & II
DEMBy TERRACE
TWIN TOWERS
PARKSIDE ESTATES

INKSTER HOUSING COMMISSION

4500 INKSTER ROAD INKSTER, MICHIGAN 48141
(313) 561-2600 FAX: (313) 561-2893

SHEENA WELLS
ACTING EXECUTIVE DIRECTOR

**NOTICE OF SPECIAL BOARD MEETING OF THE INKSTER HOUSING COMMISSION
TO BE HELD IN ACCORDANCE WITH THE PROVISIONS OF THE MICHIGAN OPEN MEETING ACT, PUBLIC ACT
267 OF 1976, IN THE CITY OF INKSTER, WAYNE COUNTY, MICHIGAN**

The Inkster Housing Commission has scheduled the following meeting:

Please take notice that an Annual Board Meeting of the Board of Commissioners of the Inkster Housing Commission will be held on **Tuesday February 17, 2026, at 6:30 p.m.** at the Inkster Housing Commission Administration Office, located at **4500 Inkster Road, Inkster, MI 48141**. The general public is welcome to attend in person, however the Inkster Housing Commission will limit capacity due to COVID-19 safety protocols. Masks will be required for all visitors. The general public, staff members, contractors or other interested parties may also attend the meeting remotely by following the link, optional phone numbers and meeting identification number required to join the meeting via ZOOM. Public comments will be welcomed.

You can also join the meeting virtually by following the link below: Join Zoom Meeting via:

<https://us06web.zoom.us/j/88132856254?pwd=71tS3JxAQe2F9bb7kcqFiuEIJJlog4.1>

Meeting ID: 881 3285 6254

Passcode: 125638

One tap mobile

+13092053325,,88132856254#,,,*125638# US

Join instructions

https://us06web.zoom.us/meetings/88132856254/invitations?signature=4evg1-tqhGbWZe7ctTn_k1nbaVoG1WD0mKa1-54nlZw

If you enter the meeting remotely, you will be placed in a waiting room until the host starts the meeting. Members of the public will only be able to speak during the public comment portion of the meeting and such comment will be limited to three minutes per person. To provide for orderly public participation, If you are participating in the meeting remotely, you must email questions or public comments to Comments@inksterhousing.org Please include your name with your comment(s). All public comments will be read into the record by the Board Chairperson. A copy of the agenda may be emailed to you upon proper written request if such request is submitted at least 12 hours in advance of the scheduled meeting time.

The Commission will use its best efforts to provide necessary reasonable auxiliary aids and services to individuals with disabilities for the meeting upon 72-hour advance notice by contacting Sheena Wells Acting Executive Director : Phone: (313) 561-2600
Email: ED@inksterhousing.org

Your understanding is appreciated as we navigate through this difficult time.

Note: This notice is posted in compliance with PA 267 of 1976, as amended, MCL 15.263 et. seq. (Open Meetings Act). and the American with Disabilities Act (ADA). For a meeting of the Board of Commissioners where the general public is



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attending in person, the Board of Commissioners shall do both of the following: (1) To the extent feasible under the circumstances, ensure adherence to social distancing and mitigation measures recommended by the Centers for Disease Control and Prevention for purposes of preventing the spread of Covid-19, including the measure that an individual remain at least 6 feet apart from anyone from outside the individual's household. (2) Adopt heightened standards of facility cleaning and disinfection to limit participant exposures to Covid-19, as well as protocols to clean and disinfect in the event of a positive Covid-19 case in the Board of Commissioner's meeting place.

Inkster Housing Commission (IHC) Public Comment Policy

Members of the public will only be able to speak during the public comment portion of the meeting and such comments will be limited to three minutes per person. Any person who seeks to speak at a public meeting, at the time allotted on the agenda which allows public comments, shall be permitted to speak upon recognition by the presiding officer. Time allotted for all public participation will be limited to 20 minutes.

1. Any person with recognition to speak at a public meeting shall adhere to the following:
 - Either sign in before the meeting or state their name for the record;
 - Each person shall be granted no more than 3 minutes to speak unless such time is extended by the presiding officer, who shall give consideration to the probable number of speakers and lateness of the hour. The presiding officer may also cut off a speaker if comments are repetitious, disruptive, or otherwise violate these rules.
2. Written testimony may also be submitted in lieu of speaking, but in some instances, there may be a deadline to submit such testimony on a particular subject.
3. The following behavior is prohibited during a public meeting and may subject the individual at issue to forfeit their right to speak and also removal from the meeting when deemed appropriate by the presiding officer:
 - Conduct in violation of any local, state or federal law;
 - Interruption of fellow speakers or disrespectful behavior;
 - Offensive, abusive, or threatening language or gestures;
 - Acting in a manner which alarms or disturbs another and/or in a manner which provokes a breach of the peace;
 - Any other act designed to intimidate, threaten or harm persons, or damage or destroy property.
4. To the extent any other Board rule or policy is in conflict with the Rules, these Rules shall govern.

Comments can be dropped off at IHC Administration Office, 4500 Inkster Road, Inkster, MI 48141, or e-mailed to Comments@inksterhousing.org no later than 6:30pm the day of the IHC Board Meeting



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INKSTER HOUSING COMMISSION BOARD OF COMMISSIONERS REGULAR BOARD MEETING Tuesday February 17, 2026, at 6:30 P.M.

AGENDA

- 1. Call of Meeting to Order-Chairperson, Greg Gillette**
 - a. Roll Call- Acting Executive Director; Sheena Wells

- 2. Agenda – Approval of February 17, 2026, Agenda**

- 3. Approval of January 20, 2026, Board Meeting Minutes**

- 4. Public Comment**
 - a. *In accordance with Resolution 18-08-01 (Amended)*

- 5. Inkster Housing Commission’s Action/ Items/ Board Resolutions**
 - a.) RESOLUTION 26-02-01: AUTHORIZATION TO ENTER INTO DOCUMENTS THAT ARE NECESSARY OR PRUDENT TO GROUND LEASE, FINANCE AND REDEVELOP THE PARKSIDE ESTATES AND DEMBY TERRACES PROJECTS WITH VARIOUS PARTIES TO FACILITATE THE REDEVELOPMENT OF THE PROJECTS - RESOLUTION 26-02-01

 - b.) RESOLUTION 26-02-02: AUTHORIZATION TO ENTER INTO NEGOTIATIONS WITH GOOD HOUSING PARTNERSHIP, LLC AND GALVAN DEVELOPMENT CONSULTANTS AS A DEVELOPER FOR TWIN TOWERS - RESOLUTION NO. 26-02-02

- 6. Resident Council Report**

- 7. Acting Executive Director Report**

8. Inkster Housing Commission's Committee Report Updates

- a. Finance Committee Update
- b. Operations Committee Update
- c. Procurement Committee Update
- d. Personnel Committee Update
- e. Security Committee Update

9. Inkster Housing Commission's Consent Items and Reports

- a. Finance Report
- b. Asset Management Report
- c. Housing Choice Voucher Report
- d. Modernization / Development Report
- e. Compliance/Procurement Report
- f. Human Resources Report
- g. Resident Services Report
- h. Security Report

10. Unfinished Business

- a. NA

11. New Business

- a. Commissioner's Comments

12. Closed Session

The Board may enter into Closed Session for discussion of litigation or personnel action; Executive Director in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

13. Adjournment of Regular Board Meeting