

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MARCH 21, 2019**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, March 21, 2019 at 4:41 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta, Commissioner Chuck Dixon and Commissioner Robin Chesnutt.

Members Absent: Commissioner Kerri Roberts.

Also Present: Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Grant Administrator, and Ms. Janelle Jackson, Housing Manager.

Chairman Mikus called the meeting to order at 4:41 p.m.

MINUTES

It was moved by Commissioner Dixon and supported by Commissioner Chesnutt to approve the minutes of the regular meeting held on February 21, 2019 as presented.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner Mikus and supported by Commissioner Dixon to approve the Monthly Financial Report as presented.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the monthly bills as follows: 1) Riverview Towers LLC Checking; 2) Riverview Towers LLC Reserve for Replacements; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing Choice Voucher; and 5) Contractor Payments as presented.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

RIVERVIEW TOWERS

Beauty Shop Lease Renewal

Ms. Jackson reviewed the proposed lease renewal for the Riverview Towers Beauty Shop at the same terms. It was moved by Commissioner Dixon and supported by Commissioner Chesnutt to approve renewal of the Riverview Towers Beauty Shop Lease with the same terms for the period of May 1, 2019 through April 30, 2020.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

On Site Podiatrist Approval

Ms. Jackson reported the community room exercise classes provided by Angelic Home Care and Hospice have been successful and as requested by the residents they have provided a recommendation for a new Podiatrist to provide on-site visits to Riverview Towers residents approximately every 8 weeks. It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the application received from Dr. Hartman of Livonia to provide on-site podiatrist visits to Riverview Towers.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Annual Plan FYE 6/30/2020 Public Hearing – Resolution #166-2019

Chairman Mikus opened the public hearing on the PHA Annual Plan for FYE June 30, 2020 at 4:46 p.m. There being no comments the public hearing was closed.

After discussion, it was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve Resolution #166-2019 approving the PHA Certification of Compliance with PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that have Changed and the Civil Rights Annual Certification.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

LHC By-Laws and Chapter 25 Public Housing Ordinance Amendment

Ms. Soldenski reviewed the proposed amendments to the LHC By-Laws and Chapter 25 Public Housing Ordinance. Discussion was held regarding the payment in lieu of taxes. After discussion, it was moved by Commissioner Dixon and supported by Commissioner Chesnutt to approve the LHC By-Laws and the Chapter 25 Public Housing Ordinance Amendment as presented.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

Henderson Glass Advance Payment

Ms. Soldenski reviewed the 50% advance payment required by Henderson Glass for the north exterior door with side glass replacement project. It was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve a 50% advance payment to Henderson Glass for the replacement of the Riverview Towers north exterior door with side glass.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

Emergency Prepared Plan Update

Ms. Soldenski reviewed the updates to the Riverview Towers emergency preparedness plan designating GLTA as the emergency transportation service and St. Matthew's Anglican Church as the emergency meeting place for Riverview Towers residents. It was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve the update to the Riverview Towers Emergency Preparedness plan as presented effective immediately.

Yeas: Commissioners Mikus, RaCosta, Dixon and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

Ms. Soldenski updated the commission on changes to the security deposit requirements which have been reviewed by the City Attorney and will be effective as of July 1st.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 5:02 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski
Executive Director