

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
APRIL 18, 2019**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, April 18, 2019 at 4:24 p.m.

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

Members Absent: Commissioner Robin Chesnutt.

Also Present: Ms. Denise Soldenski, Executive Director, and Ms. Janelle Jackson, Housing Manager.

Chairman Mikus called the meeting to order at 4:24 p.m.

MINUTES

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

Yeas: Commissioners Mikus, RaCosta, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Roberts 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 Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported things are operating smoothly at Riverview Towers and that the community room may be utilized again for the St. Matthew's bible study meetings.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Ms. Soldenski informed the commission the 2019 HUD Income Limits for Lapeer County have not yet been released, that the amendments to Chapter 25 Public Housing Ordinance are scheduled to be adopted by the City Commission on May 6th and that the RAD contract has been extended from 15 to 20 years. Ms. Soldenski reported the Riverview Towers security deposit policy has been amended and recommended changes to the pet deposit. After discussion, it was moved by Commissioner Dixon and supported by Director Roberts to set the Riverview Towers pet deposit at a flat rate of \$125 effective July 1, 2019.

Yeas: Commissioners Mikus, RaCosta, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

Ms. Soldenski also reported she is in the process of conducting a Rent Reasonableness survey via a third party contractor of other housing developments on a potential cost of living rent increase to contract rents (OCAF) which is allowed due to the RAD conversion. This will result in a rent increase for Riverview Towers to be effective September 1, 2019.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:41 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski
Executive Director