

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JULY 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, July 18, 2019 at 4:18 p.m.

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

Members Absent: Commissioner Kerri Roberts and Commissioner Chuck Dixon.

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 4:18 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Chestnutt to approve the minutes of the regular meeting held on June 20, 2019 as presented.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Dixon.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Dixon.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt 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 and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Dixon.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson stated things at Riverview Towers are busy and going smoothly. Ms. Soldenski updated the board on the new pest control services and recent inspections.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

LRT Lockout Policy

Ms. Soldenski reviewed the proposed modification to the LRT Lockout Policy concerning the key lock boxes. It was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to approve the modification to the LRT Apartment Lockout Plan effective immediately.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Dixon.

MOTION CARRIED.

Riverview Towers Maximum Family Size

Ms. Soldenski reviewed the proposed 2 person maximum family size for Riverview Towers apartment units to be included in the lease and resident handbook. It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve inclusion of a 2 person maximum family size for Riverview Towers apartment units in both the lease and Resident Handbook effective immediately.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Dixon.

MOTION CARRIED.

TRAINING REPORT

Ms. Soldenski conducted a board member training session reviewing the National Low Income Housing Coalition 2019 Out of Reach Report. Discussion was held on the statistical information included in the report, Fair Market Rent rates for Lapeer County, inclusion of Lapeer County in the Detroit Metro area and current apartment rental rates at various complexes in the City.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:45 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski
Executive Director