

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
SEPTEMBER 17, 2020**

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, September 17, 2020 at 4:37 p.m.

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

Members Absent: Commissioner Kerri Roberts.

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

Chairman Mikus called the meeting to order at 4:37 p.m.

MINUTES

It was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve the minutes of the regular meeting held on August 20, 2020 as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt, and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

Ms. Soldenski reported there was a hand-written change to the cash balance which was modified to \$133,010.22. It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the Monthly Financial Report as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt, and Dixon.

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 Chestnutt 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, Chesnutt, and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported 8 residents received flu shots.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

After discussion regarding the Annual Meeting it was the consensus of the commission to hold an in-person meeting for the October 15, 2020 in the back room of E.G. Nick's where proper social distancing would be able to be accomplished.

2021 Payment Standards

It was moved by Commissioner Dixon and supported by Commissioner Chestnutt to approve the 2021 Payment Standards for Lapeer and Genesee counties as presented, effective January 1, 2021.

Yeas: Commissioners Mikus, RaCosta, Chesnutt, and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

HCV Administrative Plan Update – AC Utility Allowance

Executive Director Soldenski reviewed the policy on air conditioning including reasonable accommodations. It was moved by Commissioner RaCosta and supported by Commissioner Chestnutt to approve updates to the HCV Administrative Plan regarding the air conditioning utility allowance as presented, effective immediately.

Yeas: Commissioners Mikus, RaCosta, Chesnutt, and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

HCV Administrative Plan Update – Occupancy Age

This item was tabled until the next meeting to be held in October 2020.

Copier/Fax/Scanner

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to authorize the Executive Director to research pricing for the purchase of a new copier/fax/scanner and laptops for the LHC/LRT office with COVID-19 administrative funds.

Yeas: Commissioners Mikus, RaCosta, Chesnutt, and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

OTHER BUSINESS

Ms. Soldenski reported Supplemental HAP to pay tenant rents was approved for \$79,380, that if the funds are not used it can be returned without penalty and that this funding is a good security blanket. Ms. Soldenski also reported the Riverview Towers balconies need to be repaired on the west side of the building, that the cement is not attached to the building and only to the decking itself and she has requested bids for repair by installing longer sleeves to stabilize the decks.

Ms. Soldenski informed the commission that the Riverview Towers hot water heaters failed over the weekend due to the circulation pumps going bad for which there will be some repair bills for this project and that the new preventative maintenance agreement gave a 10% cost reduction on parts for this repair. Ms. Soldenski also stated there is a CDC eviction moratorium.

Ms. Soldenski reported The Refuge Homeless Shelter is normally open Thanksgiving through April each year, that due to COVID-19 the shelter is struggling with what to do this year and are looking for a larger location. Ms. Soldenski stated The Refuge is currently working with the City Planning and Zoning department and will be meeting next week to discuss options.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 5:12 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman