

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JANUARY 16, 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, January 16, 2020 at 4:11 p.m.

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

Members Absent: 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 4:22 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the minutes of the regular meeting held on December 19, 2019 as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

AGENDA AMENDMENT

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to add item H.1.b.(2) HCV Client Termination Consideration to the meeting agenda.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

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, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

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

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported that a new tenant is scheduled to move in February 1st which will bring Riverview Towers to 100% occupancy.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Ms. Soldenski reported a decision on the air handler replacement project contractor selection has been postponed due to the need for additional engineering information needed before bids can be accepted. Ms. Soldenski updated the commissioners on ongoing preventative maintenance efforts of the new pest control company.

5 Year/Annual PHA Plan 2020-2024 – Preliminary Approval

Ms. Soldenski reviewed the preliminary 2020-2024 PHA Plan including proposed updates to various Administrative items concerning eligibility and denial of assistance, Housing Quality Standards and various capital improvement items including in the plan. After discussion, it was moved by Commissioner Roberts and supported by Commissioner RaCosta to grant preliminary approval of the 2020-2024 5 Year/Annual PHA Plan.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

LHC Mission Statement Update

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to update the Lapeer Housing Commission Mission Statement to properly reference the City of Lapeer Housing Ordinance as Chapter 2, Article VI effective January 16, 2020.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

LHC HCV Client Termination Consideration

Ms. Soldenski updated the commission on various details of a situation involving a current HCV client and requested the commission determine whether to allow the client to continue to participate in or terminate the client from the HCV program. After discussion, it was the consensus of the commission to allow the client to continue to participate in the HCV program and to issue a warning to the client that in the event there are any future violations they will be terminated from the program.

TRAINING REPORT

There was no training reported.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:50 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman