

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
LAPEER RIVERVIEW TOWERS, LLC  
NOVEMBER 19, 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, November 19, 2020 at 4:24 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, and 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 Chesnutt to approve the minutes of the regular meeting held on October 15, 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**

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Roberts.

**MOTION CARRIED.**

## **RIVERVIEW TOWERS**

Ms. Jackson reported the Riverview Towers tenants are staying fairly healthy and that most are wearing masks.

## **COMMISSIONER COMMENTS**

There were no comments from the commissioners.

## **STAFF REPORTS**

### **Executive Director**

#### **Riverview Towers Pest Policy Lease Violation Addendum**

Ms. Soldenski updated the commission on an ongoing pest issue at Riverview Towers, increased preventative maintenance efforts and her request for approval of an addendum to the pest policy lease violation. After discussion, it was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to charge a \$50 fee for a pest policy lease violation second offense and a \$100 fee for a pest policy lease violation third offense.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Roberts.

**MOTION CARRIED.**

Ms. Soldenski reported she contacted the Detroit HUD Fair Housing representative on the issue of age restrictions for occupants allowed to reside at Riverview Towers and was informed that denying a person under 55 to reside in a Riverview Towers unit that has a head of household over 55 would be discriminatory.

#### **Balcony Repair Contractor**

Ms. Soldenski reviewed the cost proposals received from three companies for installation of the Riverview Towers balcony flanges/sleeves on 29 units on the west facing side of the building. After discussion, it was moved by Commissioner RaCosta and supported by Commissioner Dixon to accept the bid from First Contracting, Inc. to install the Riverview Towers balcony flanges/sleeves in the amount of \$11,025.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Roberts.

**MOTION CARRIED.**

## **OTHER BUSINESS**

Ms. Soldenski reported the new copier has been installed, that due to Covid-19 issues the annual Riverview Towers Christmas luncheon has been cancelled and that staff will be distributed tenants gifts as well as a boxed lunch.

Ms. Soldenski informed the board that Director Dixon has decided to resign from the Housing Commission, thanked Mr. Dixon for his time served on the board and stated a replacement is scheduled to be appointed on December 7<sup>th</sup>.

**AJOURNMENT**

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:53 p.m.

**MEETING ADJOURNED**

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman