

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
DECEMBER 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, December 17, 2020 at 4:19 p.m.

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

Members Absent: None.

Also Present: Denise Soldenski, Executive Director.

Chairman Mikus called the meeting to order at 4:19 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the minutes of the regular meeting held on November 19, 2020 as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Soldenski reviewed additional checks submitted for payment approval.

It was moved by Commissioner Mikus 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: None.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Soldenski reported the Riverview Towers tenant Christmas Luncheon was not held, that Wal-Mart gift cards and other small gifts were delivered to the tenants and that there are currently 4 vacant units.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

At Ms. Soldenski's request it was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to approve purchasing a \$25 gift card for Janelle Jackson in recognition of her 5 year employment anniversary.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Ms. Soldenski reported the audit, which was delayed due to Covid-19, has begun and that staff is working on gathering the required information to send to the auditors. Ms. Soldenski also stated that the balcony flange replacement project is nearly complete and the contractor, First Contracting, is doing a great job.

Election of Officers

After discussion regarding the resignation of Mr. Dixon it was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to nominate and elect Jim Mikus as LHC/LRT Chairman, Jennell RaCosta as LHC/LRT Vice Chairperson, Kerri Roberts as LHC/LRT Treasurer and Robin Chesnutt as LHC/LRT Secretary.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

HUD Waivers and Extensions

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve incorporation of the new HUD COVID Waivers & Extensions per PIH Notice 2020-33 (HA) Rev. 2 into the LHC Policy effective November 30, 2020.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:30 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman