

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
FEBRUARY 20, 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, February 20, 2020 at 4:40 p.m.

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

Members Absent: None.

Also Present: Ms. Denise Soldenski, Executive Director, and Ms. Shelley Lincoln, Grant Administrator.

Chairman Mikus called the meeting to order at 4:40 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the minutes of the regular meeting held on January 16, 2020 as presented.

Yeas: Commissioners Mikus, RaCosta, Dixon, 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 RaCosta and supported by Commissioner Chesnutt to approve the Monthly Financial Report as presented.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

RIVERVIEW TOWERS

There was not a report.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Ms. Soldenski reported Riverview Towers is currently at 100% occupancy, distributed the 2020-2024 5-Year PHA Plan and stated a public hearing on the proposed plan is scheduled at the March 19th meeting.

Riverview Towers Air Handler Replacement Project – Structural Engineer Selection

Ms. Soldenski reviewed the proposals received from three companies to provide the structural engineering services portion of the Riverview Towers Air Handler Replacement Project. After discussion, it was moved by Commissioner Dixon and supported by Commissioner Roberts to select Lopez Engineering as the structural engineer for the Riverview Towers Air Handler Replacement Project at a bid price of \$600.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Country Clean – 3 Year Contract Extension

Ms. Soldenski reviewed the proposal from Country Clean to extend their contract for cleaning services at Riverview Towers for an additional 3 year period at the same contract price. After discussion on staff's satisfaction with the services provided by Country Clean, it was moved by Commissioner Roberts and supported by Commissioner RaCosta to approve a 3 year extension of the Riverview Towers cleaning services contract with Country Clean for the period of April 1, 2020 to March 31, 2023 with no other changes to the contract terms.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

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 4:49 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman