

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MARCH 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, March 19, 2020 at 4:10 p.m.

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

Members Absent: Vice Chairperson Jennell RaCosta.

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 4:10 p.m.

MINUTES

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

Yeas: Commissioners Mikus, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

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, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

RIVERVIEW TOWERS

Discussion was held on considerations being undertaken at Riverview Towers due to the Corona virus outbreak and plans to put opening waiting lists on hold.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

2020-2024 5-Year/Annual PHA Plan – Public Hearing

Ms. Soldenski distributed and reviewed the 2020-2024 5-Year & Annual PHA Plan. Discussion was held regarding changing HQS Inspection to a biennial basis.

Chairman Mikus opened the public hearing at 4:24 p.m. There being no comments, the public hearing was closed.

It was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the 5-Year PHA Plan for FY 7/1/2020 to 7/1/2024 including the Annual PHA Plan for FY 7/1/2020 to 6/30/2021.

Yeas: Commissioners Mikus, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Riverview Towers Air Handler Replacement Project – Contractor Selection

Ms. Soldenski reviewed the proposals received from two companies to perform the Riverview Towers Air Handler Replacement Project. Discussion was held on the need for installation of guardrails. After discussion, it was moved by Commissioner Dixon and supported by Commissioner Roberts to select Goyette as the contractor for the Riverview Towers Air Handler Replacement Project at a bid price of \$65,774.

Yeas: Commissioners Mikus, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Riverview Towers Policy Update – Assistance Animals

Ms. Soldenski reviewed the proposed Riverview Towers policy update concerning assistance animals to match HUD guidelines. It was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the update to the existing Assistance Animal Policy for Lapeer Riverview Towers as proposed effective immediately.

Yeas: Commissioners Mikus, Dixon, Chesnutt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Ms. Soldenski updated the board on the reduced saving account interest rate and a new gas distribution rate quote to be provided by Constellation Energy.

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 4:34 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman