

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
APRIL 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, April 16, 2020 at 4:19 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.

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

MINUTES

It was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the minutes of the regular meeting held on March 19, 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 Chesnutt and supported by Commissioner Dixon 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 RaCosta and supported by Commissioner Roberts 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

Discussion was held on the effects of the Covid-19 virus outbreak on Riverview Towers tenants and activities undertaken at Riverview Towers to protect and reduce exposure of the tenants to the virus.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

2020-2021 Beauty Shop Lease & Rent Reduction

Ms. Soldenski updated the commission on the request of the current Riverview Towers Beauty Shop beautician to continue the lease for an additional year and discussions held on potential rental cost relief due to the effects of the Covid-19 shut down. After discussion, it was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the lease with Riverview Towers Beauty Shop beautician Patricia Shank for the period of May 1, 2020 to April 30, 2021.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

It was moved by Commissioner Chesnutt and supported by Commissioner Dixon to approve Ms. Soldenski to negotiate rental cost relief for the months of April and May for the Riverview Towers Beauty Shop.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

HUD Income Limits

After review and discussion, it was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the HUD 2020 income limits effective April 16, 2020 for the Housing Choice and Project Based Voucher programs.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Tree Trimming Contract

Ms. Soldenski reviewed the four bids received for tree removal at various areas of Riverview Towers. It was moved by Commissioner Dixon and supported by Commissioner Chesnutt to select Arbor Tree Service, LLC as the contractor for tree removal at three areas of Riverview Towers at the bid price of \$1,790.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Ms. Soldenski reported plans to open the waitlist have been postponed until May, that Riverview Towers is now receiving gas distribution from Constellation and that the rate being charged by Constellation will be monitored.

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 4:35 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman