

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MAY 21, 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, May 21, 2020 at 4:16 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta and Commissioner Chuck Dixon.

Members Absent: Commissioners Kerri Roberts and Robin Chesnutt.

Also Present: Ms. Denise Soldenski, Executive Director.

Chairman Mikus called the meeting to order at 4:16 p.m.

MINUTES

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

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Soldenski reviewed additional checks submitted for payment approval.

It was moved by Commissioner Dixon 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 and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Soldenski reported the tenants are beginning to venture out and about, updated the board on recent pest control services covering the entire building and stated the tree removal work has been completed.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Beauty Shop Rent Relief

Ms. Soldenski updated the commission on her request to provide rent relief for the Riverview Towers Beauty Shop due to the Covid-19 shut down. After discussion, it was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve providing rental cost relief to the Riverview Towers Beauty Shop for the month of June 2020 and any future months she is unable to work due to the Governor orders for social distancing.

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

HUD Waivers

After review and discussion, it was moved by Commissioner Dixon and supported by Commissioner RaCosta to accept and adopt the HUD corona virus statutory and regulatory waivers per HUD PIH Notice 2020-05

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

Maintenance Supervisor Performance Bonus

Ms. Soldenski reviewed extra efforts and duties undertaken by the Maintenance Supervisor due to the Covid-19 virus. After discussion it was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve a \$500 performance bonus payment to Riverview Towers Maintenance Supervisor Craig Lamoreaux.

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

Housing Manager Contract

Ms. Soldenski reviewed various details of the proposed contract extension with Housing Manager Janelle Jackson for the period of January 2021 through December 2022. After discussion it was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve the extension of the Lapeer Housing Commission and Lapeer Riverview Towers, LLC contracts with Housing Manager Janelle Jackson for the period of January 1, 2021 to December 31, 2022 effective January 1, 2021.

Yeas: Commissioners Mikus, RaCosta and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioners Chesnutt and Roberts.

MOTION CARRIED.

Ms. Soldenski updated the commission on the complementary sanitization of various common areas of Riverview Towers being performed by Aladdin's twice per week, the continued closure of the community room and \$20,948 in Cares Act funding received for expenses incurred due to the Covid-19 virus outbreak. Ms. Soldenski reported the 2020-21 budget will be presented at the June meeting and that the air handler replacement project work has begun.

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 4:43 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman