CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JULY 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, July 16, 2020 at 4:15 p.m.

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

Members Absent: None.

Also Present: Ms. Denise Soldenski, Executive Director.

Chairman Mikus called the meeting to order at 4:15 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the minutes of the regular meeting held on June 18, 2020 as presented.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
Nays: None.
Abstain: None.
Absent: None.
MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

After Ms. Soldenski noted a correction on the report, it was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the Monthly Financial Report as amended.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
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 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, Roberts, Dixon and Chesnutt.
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

Policy Update – Riverview Towers UFAS Unit Occupancy & Office Hours

Ms. Soldenski updated the commission on the need to amend the Riverview Towers policy concerning office hours and the timeline for internal tenant transfers to occupy UFAS (handicap accessible) units. It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the Riverview Towers policy update to correct the timeline to 15 days for a tenant to move to a new UFAS unit as presented.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
Nays: None.
Abstain: None.
Absent: None.
MOTION CARRIED.

It was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the Riverview Towers policy update to correct the office hours.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
Nays: None.
Abstain: None.
Absent: None.
MOTION CARRIED.

HCV Administrative Plan Updates

Ms. Soldenski reviewed the proposed updates to the HCV Administrative Plan concerning special housing types, utility allowances and definitions. It was moved by Commissioner Chesnutt and supported by Commissioner Dixon to approve the updates to the HCV Administrative Plan for the topics of Special Housing Types, Utility Allowances and Definitions as proposed effective July 16, 2020.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
Nays: None.
Abstain: None.
Absent: None.
MOTION CARRIED.

HUD Waiver PIH 2020-13(HA)

Ms. Soldenski reviewed various waivers included in HUD Notice PIH 2020-13(HA). It was moved by Commissioner Chesnutt and supported by Commissioner Dixon to adopt HUD Waiver Notice #PIH 2020-13(HA) effective as of July 2, 2020.
Yeas: Commissioners Mikus, RaCosta, Roberts, Dixon and Chesnutt.
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 4:30 p.m.
MEETING ADJOURNED

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman