

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JANUARY 21, 2021**

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, January 21, 2021 at 4:21 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta and Commissioners Kerri Roberts and Lisa Lie.

Members Absent: Commissioner Robin Chesnutt.

Also Present: Denise Soldenski, Executive Director, Shelley Lincoln, Grant Administrator, and Janelle Jackson, Housing Manager.

Chairman Mikus called the meeting to order at 4:21 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner RaCosta to approve the minutes of the regular meeting held on December 17, 2020 as presented.

Yeas: Commissioners Mikus, RaCosta, Lie and Roberts.

Nays: None.

Abstain: None.

Absent: Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta, Lie and Roberts.

Nays: None.

Abstain: None.

Absent: Chesnutt.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson 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, Lie and Roberts.

Nays: None.

Abstain: None.

Absent: Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported the residents are holding steady, nothing new, trying to make sure everyone is masked up. Chairman Mikus questioned the status of the pest issue. Ms. Jackson indicated they are still working on the issue, that another confirmed case was found, and staff is looking at a new product to solve the issue. Ms. Soldenski indicated it will cost more; however, she is okay with that, as long as it is effective.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Executive Director Soldenski introduced Lisa Lie as a new board member and added a new agenda item under Other Business as follows:

I.2. Conflict of Interest for City Manager to purchase a home, currently under the LHC Housing Choice Voucher (HCV) program. Resolution #172-2021.

Conflict of Interest for City Manager to purchase a home, currently under the LHC Housing Choice Voucher (HCV) program Resolution #172-2021

Executive Director Soldenski informed the Commission that City Manager Dale Kerbyson would like to purchase a rental home currently housing a LHC HCV holder, wherein it may be a conflict of interest, as Mr. Kerbyson is Executive Director Soldenski's boss. Mr. Kerbyson plans to keep the home as a rental and keep the current renter in the home. This purchase was approved by the City Commission on January 19, 2021. It was moved by Commissioner RaCosta and supported by Commissioner Lie to approve Resolution #172-2021 allowing the LHC to continue administering the rental subsidy at the home with all regulations upheld even if the City Manager proceeds with a purchase pending approval by HUD.

Yeas: Commissioners Mikus, RaCosta, Lie and Roberts.

Nays: None.

Abstain: None.

Absent: Chesnutt.

MOTION CARRIED AND RESOLUTION ADOPTED.

OTHER BUSINESS

Executive Director Soldenski informed the Commission that LHC passed the Audit with no findings and it will be submitted to the State. The Audit will be in the February 2021 board packets and thanked the staff for all their continuous hard work.

Executive Director Soldenski discussed the upcoming 7/1/2021 PHA Annual Plan stating that she has asked HUD if the completion is required as the LHC is a "Qualified" PHA and will report back next month on the response. If it is required, a public hearing will be scheduled for the March 18th meeting. Executive Director Soldenski stated the Riverview Towers residents will receive notice of the Capital Expenses completed from last fiscal year and the plans for the upcoming fiscal year as a physical meeting cannot be conducted

due to COVID. Executive Director Soldenski also discussed those capital items during the meeting and stated that a survey will be sent to Riverview tenants to gauge interest in paying rents electronically; although the transaction fees may be too expensive for the residents and LHC. Ms. Soldenski reported there are no outstanding HCV/PBV policies to update for the upcoming PHA plan.

TRAINING REPORT

Executive Director Soldenski reviewed two PHADA Commissioner Training PowerPoint documents.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:50 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman