

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

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Vinyl Bar & Grill, 393 W. Nepeessing St., Lapeer, Michigan on Thursday, October 21, 2021 at 4:23 p.m.

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

**Members Absent:** Commissioner Lisa Lie.

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

Chairman Mikus called the meeting to order at 4:23 p.m.

**MINUTES**

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the minutes of the regular meeting held on September 16, 2021 as presented.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**Agenda Amendment**

It was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to amend the agenda to add item H.1.a.(2) Asbestos Testing.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

**MONTHLY FINANCIAL REPORT APPROVAL**

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

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

### **MONTHLY BILL APPROVAL**

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner RaCosta and supported by Commissioner Lie 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 and Chesnutt.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

### **RIVERVIEW TOWERS**

Ms. Jackson reported no Halloween activities are currently planned by the Riverview Towers tenants.

### **COMMISSIONER COMMENTS**

There were no comments from the commissioners.

### **STAFF REPORTS**

#### **Executive Director**

Executive Director Soldenski reported the HCV waitlist will be opened from November 1 through November 18 and that the audit is underway.

#### **Election of Officers**

It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to confirm and elect:

James Mikus and LHC/LRT Chair;  
Jennell RaCosta as LHC/LRT Vice Chair;  
Kerri Roberts as LHC/LRT Treasurer;  
Robin Chesnutt as LHC/LRT Secretary; and  
Lisa Lie as General Member.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

#### **Utility Allowance Study**

Soldenski updated the commission on options available for a utility allowance study other than adopting MSHDA's rates and reviewed the 4 bids received to perform a study. After discussion, it was moved by Commissioner Roberts and supported by Commissioner Chesnutt to accept the proposal from Kevin B. Cook , G-Energy LLC to conduct a utility allowance study and to update the LHC Administrative Policy concerning utility allowances to be effective the 1<sup>st</sup> of the month following the agreed upon schedule.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

Soldenski reported that due to a lack of available units to lease to HCV/Section 8 program participants she will be exploring the feasibility of HUD's suggestion to allow participants to reside anywhere in Lapeer County, i.e. expand the jurisdiction to Lapeer County, rather than the City of Lapeer limits.

#### Riverview Towers Asbestos Testing – Boiler Room

Soldenski reviewed the bids received for asbestos testing of the pipe wrapping to be removed as part of the boiler pump replacement project at Riverview Towers. After discussion, it was moved by Commissioner RaCosta and supported by Commissioner Roberts to accept the proposal from Environmental Testing & Consultants to perform the pipe wrapping asbestos testing in the amount of \$449.40 and \$15 per sample.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

#### Camera/Security System Contract

Soldenski updated the commission on the need to renew the Riverview Towers camera/security system contract. It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve a 2 year contract extension with Johnson Controls for the Riverview Towers camera/security system at the same rate of \$1,920.04 for two years.

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

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

#### TRAINING REPORT

Ms. Soldenski reviewed module 2 of the HUD PHA Financial Management PowerPoint training program.

#### AJOURNMENT

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

**MEETING ADJOURNED**

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman