

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
LAPEER RIVERVIEW TOWERS, LLC  
MARCH 18, 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, March 18, 2021 at 4:20 p.m.

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

**Members Absent:** None.

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

Chairman Mikus called the meeting to order at 4:20 p.m.

### **MINUTES**

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the minutes of the regular meeting held on February 18, 2021 as presented.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

### **PUBLIC COMMENTS**

There were no public comments.

### **MONTHLY FINANCIAL REPORT APPROVAL**

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

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

### **MONTHLY BILL APPROVAL**

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Chesnutt 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, Chesnutt, Roberts and Lie.

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

## **RIVERVIEW TOWERS**

Ms. Jackson updated the board on the most recent pest inspection.

### **FRIENDS Office Space Lease Renewal**

After discussion, it was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the Riverview Towers FRIENDS office space lease effective retroactively to September 1, 2020 and to expire on August 31, 2022.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

### **Beauty Shop Lease Renewal**

After discussion, it was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the Riverview Towers Beauty Shop month-to-month lease with Tricia Schank for the period of May 1, 2021 through April 30, 2022.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

Ms. Soldenski reported 69% of Riverview Towers tenants received the Covid-19 vaccine.

## **COMMISSIONER COMMENTS**

There were no comments from the commissioners.

## **STAFF REPORTS**

### **Executive Director**

#### **Annual PHA Plan Civil Rights Certification**

It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the Civil Rights Certification and to authorize Chairman Mikus to sign the certification for submission to HUD.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

#### **Riverview Towers Maintenance Operator**

After discussion, it was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the wage increase and promotion of Craig Lamoreaux to the Housing Maintenance Supervisor position in the TPOAM union effective April 1, 2021.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

Ms. Soldenski informed the commission the HUD Detroit office has approved LHC to maintain the voucher for the Cedar Street home to be purchased by City Manager Dale Kerbyson contingent upon requiring a 3<sup>rd</sup> party to perform inspections and rent reasonableness for the unit.

### **HCV Administrative Plan Update**

After discussion, it was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the HCV Administrative Plan update to include the ability to implement remote briefings effective March 18, 2021.

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

**Nays:** None.

**Abstain:** None.

**Absent:** None.

**MOTION CARRIED.**

### **OTHER BUSINESS**

Ms. Soldenski briefly reviewed the North Central Regional Council of NAHRO's issue of Legislative Focus covering Universal Voucher Assistance, Homelessness, Capital Fund, Covid-19 Relief and Low-Income Housing Tax Credit Program Expansion.

### **TRAINING REPORT**

There was no new training information reported.

### **AJOURNMENT**

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:39 p.m.

**MEETING ADJOURNED**

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman