

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
APRIL 15, 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, April 15, 2021 at 4:19 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta and Commissioner Robin Chesnutt.

Members Absent: Commissioners Kerri Roberts and 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 4:19 p.m.

MINUTES

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

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Chesnutt 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 Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported that two Covid-19 vaccination clinics were held at Riverview Towers, that 70% of the tenants have been vaccinated and that as of May 1st Riverview will be at 100% occupancy.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Agenda Amendment

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to amend the meeting agenda to add item H.1.a.(1) Approval of Riverview Towers Window Screen Replacements.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

Riverview Towers Window Screens

Ms. Soldenski reviewed three bids received for purchase of window screen replacements for Riverview Towers stating funds for the cost are budgeted as an extraordinary maintenance expense. After discussion, it was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to approve the purchase of Riverview Towers window screen replacements from Artic Window Replacement Industries in the amount of \$5,670.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

2021 HUD Income Limits

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to adopt the HUD 2021 Income Limits for the Housing Choice and Project Based Voucher Programs effective April 15, 2021.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Abstain: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

Ms. Soldenski updated the commission on various projects at Riverview including the elevator improvements, smoke detector battery replacements and upgrades and bathroom fan replacements. Ms. Soldenski informed the commission that on March 24th the HUD Detroit office officially approved LHC to maintain the voucher for the Cedar Street home to be purchased by City Manager Dale Kerbyson contingent upon requiring a 3rd party to perform inspections and rent reasonableness for the unit.

TRAINING REPORT

Ms. Soldenski briefly reviewed the HUD 2020 Annual Homeless Assessment Report Part 1 and the HUD Summary of American Rescue Plan Act of 2021.

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 4:33 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman