

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JANUARY 20, 2022**

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 20, 2022 at 4:39 p.m.

Members Present: Chairman Jim Mikus and Commissioners Kerri Roberts and Lisa Lie.

Members Absent: Vice Chairperson Jennell RaCosta and Director Robin Chesnutt.

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

Chairman Mikus called the meeting to order at 4:39 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the minutes of the regular meeting held on December 16, 2021 as presented.

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Roberts 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, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

Jackson updated the commission on issues with the timing of the Riverview Towers monthly Consumers Energy billing cycle and due date as related to the monthly LHC meetings and late payment fees.

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve payment of the Riverview Towers Consumers Energy bill by the end of each month to ensure payment is received by the due date of the 10th of the month and that Executive Director Soldenski can be the 2nd signature on that check vs. a board member.

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Executive Director Soldenski reported Goyette Mechanical will begin the boiler circulation pump project on January 26th and that she is working with DTE on a funding application for replacement of approximately 420 T8 light tubes to LED tubes at Riverview Towers. Soldenski also reported she is working on preventative maintenance contract cost options for the Riverview trash compactor.

HUD Waiver – SEMAP

Soldenski reviewed her request for a waiver from HUD concerning submission of the FYE 6/30/2022 SEMAP.

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve waiving the FYE 6/30/2022 SEMAP submission per the HUD granted waiver.

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

HUD Waiver – Payment Standards

Soldenski reviewed the HUD waiver available to allow LHC to temporarily reset payment standards to 120% of Fair Market Rent.

It was moved by Commissioner Roberts and supported by Commissioner Lie to use payment standards for all Lapeer and Lockwood of Davison bedroom sizes that are at 120% of the HUD FY 2022 Fair Market Rents beginning the 1st of the month following HUD approval through 12/31/2022.

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

LHC/LRT Annual Plan for FY 7/1/2022-6/30/2023

Soldenski reviewed the proposed Annual Plan for FY 2022-2023 including the list of various improvements planned at Riverview Towers including parking lot maintenance, concrete walkway work, various unit interior upgrades, lobby painting and future cable service hardware improvements. Soldenski reported a public hearing on the proposed plan will be scheduled for the March 17th meeting.

It was moved by Commissioner Roberts and supported by Commissioner Lie to proceed with the LHC & LRT Annual Plan for FY 7/1/2022-6/30/2023.

Yeas: Commissioners Mikus, Roberts and Lie.

Nays: None.

Absent: Commissioners RaCosta and Chesnutt.

MOTION CARRIED.

TRAINING REPORT

Ms. Soldenski reviewed Module 5 of the HUD PHA Financial Management PowerPoint training program concerning Effective Internal Controls.

Discussion was held on the need for a new stylist for the Riverview Towers beauty salon.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the regular meeting at 4:56 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman