

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

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at E. G. Nicks, 825 S. Main Street, Lapeer, Michigan on Thursday, October 20, 2022 at 4:18 p.m.

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

Members Absent: Commissioners Kerry Roberts and Lisa Lie.

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

Chairman Mikus called the meeting to order at 4:18 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the minutes of the meeting held on September 15, 2022 as presented.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: 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.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Housing Manager 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.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

RIVERVIEW TOWERS

There was not a report.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

Riverview Towers – Lobby Flooring

Executive Director Soldenski reviewed bids received for the Riverview Towers lobby flooring project to remove the existing carpet and install waterproof vinyl plank flooring.

It was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to select Brough Carpets as the contractor to perform the Riverview Towers lobby flooring project in the amount of \$5108.66.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

Utility Allowance Schedule

Director Soldenski reviewed the updated Utility Allowance Schedules.

It was moved by Commissioner Chesnutt and supported by Commissioner RaCosta to approve the updated Utility Allowance Study and resulting Utility Allowance Schedule to be effective January 1, 2023 for the City of Lapeer and City of Davison for the Housing Choice Voucher Program.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

2023 Fair Market Rent

Director Soldenski updated the commission on the HUD approved option to extend the waiver for payment standards setting of up to 120%.

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to allow the extension to 120% of 2023 Fair Market Rents for both Lapeer and Genesee counties.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

OTHER BUSINESS

Election of Officers

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to:

- Confirm and elect Jim Mikus as LHC/LRT Chair;
- Confirm and elect Jennell RaCosta as LHC/LRT Vice Chair;
- Confirm and elect Kerri Roberts as LHC/LRT Treasurer;
- Confirm and elect Robin Chesnutt as LHC/LRT Secretary; and
- Confirm Lisa Lie as LHC/LRT member.

Yeas: Commissioners Mikus, RaCosta and Chesnutt.

Nays: None.

Absent: Commissioners Roberts and Lie.

MOTION CARRIED.

Director Soldenski updated the commission on the conflict-of-interest form updates, the audit process, the Landlord Incentive Program guidelines, refurbishment of the Riverview Towers signage and the rebate received from DTE energy for the LED bulb replacements. Soldenski also updated the commission on the upcoming rental inspections of the individual Riverview units and plans to replace cabinets in a currently vacant unit as a test practice for the building-wide cabinet replacement project.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:35 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman