

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
DECEMBER 15, 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, December 15, 2022 at 4:07 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: Executive Director Denise Soldenski, Grant Administrator Shelley Lincoln and Housing Manager Janelle Jackson.

Chairman Mikus called the meeting to order at 4:07 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the minutes of the meeting held on November 17, 2022 as presented.

Yeas: Commissioners Mikus, RaCosta, Roberts and Chesnutt.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, RaCosta, Roberts and Chesnutt.

Nays: None.

Absent: Commissioner 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 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, Roberts and Chesnutt.

Nays: None.

Absent: Commissioners Lie.

MOTION CARRIED.

RIVERVIEW TOWERS

Director Soldenski updated the commission on distribution of the tenant holiday gift bags and reported there will not be a tenant holiday party.

Housing Manager Jackson reported there are on-going tenant Christmas caroling get-togethers.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

LRT/LHC FYE 6/30/2022 Audit

Director Soldenski reviewed the FYE 6/30/2022 Financial Statement for LRT/LHC including the net position increase, capital assets, review of integral policies and controls, HCV funding from HUD and financial data stating no deficiencies were found.

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the FYE 6/30/2022 LRT/LHC Financial Report.

Yeas: Commissioners Mikus, RaCosta, Roberts and Chesnutt.

Nays: None.

Absent: Commissioners Lie.

MOTION CARRIED.

PHA Annual Plan - FY 7/1/2023

Director Soldenski reviewed the LHC/LRT PHA Annual Plan for fiscal year 7/1/2023 including improvements for the maintenance garage siding, security cameras, lobby area painting and evaluation of the current cable service provider. Soldenski also reviewed recent projects completed and policy updates.

It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the LHC/LRT PHA Annual Plan for fiscal year 7/1/2023.

Yeas: Commissioners Mikus, RaCosta, Roberts and Chesnutt.

Nays: None.

Absent: Commissioners Lie.

MOTION CARRIED.

Riverview Towers – Cabinetry Replacement

Director Soldenski updated the commission on the cabinetry replacement project in units 101 & 209 including cost estimates received for materials from 3 manufacturers and contractor installation costs. It was the consensus of the commission to purchase Merillat kitchen cabinets, Kraftmaid bathroom cabinets and to select Quinn Quality Building Homes as the installation contractor for the cabinetry replacement project.

Director Soldenski also updated the commission on bids to be sent out for Auditor services and the recently completed lobby flooring project.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:41 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman