

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MARCH 17, 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, March 17, 2022 at 4:05 p.m.

Members Present: Chairman Jim Mikus and Commissioners Lisa Lie and Robin Chesnutt.

Members Absent: Vice Chairperson Jennell RaCosta and Commissioner Kerri Roberts.

Also Present: Executive Director Denise Soldenski and Housing Manager Janelle Jackson.

Chairman Mikus called the meeting to order at 4:05 p.m.

MINUTES

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

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Chesnutt 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, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

RIVERVIEW TOWERS

Jackson reported things are quiet and it has been business as usual at Riverview Towers.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

T8 LED Lamp Replacement Project

Executive Director Soldenski updated the commission on the T8 LED lamp replacement project at Riverview Towers stating approximately 242 fixtures will be replaced and that Riverview may be eligible for a \$8,125 rebate from DTE. Soldenski reviewed the material cost comparison received from 3 suppliers and the proposals received from 3 contractors to complete the project.

It was moved by Commissioner Chesnutt and supported by Commissioner Lie to approve an expenditure to purchase the T8 LED lamp replacement project materials from Medler Electric.

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

It was moved by Commissioner Chesnutt and supported by Commissioner Lie to select Walker Electric as the contractor to complete the T8 LED lamp replacement project at Riverview Towers as a cost of \$8,300.

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

LHC/LRT Fiscal Year 7/1/2022 PHA Annual Plan

Chairman Mikus opened the public hearing on the LHC/LRT PHA Annual Plan for fiscal year 7/1/2022 at 4:14 p.m.

There being no comments, the public hearing was closed.

It was moved by Commissioner Chesnutt and supported by Commissioner Lie to approve the HUD Civil Rights Certification and submission of the LHC/LRT PHA Annual Plan for Fiscal Year 7/1/2022 effective March 17, 2022.

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

LHC/LRT Property & Liability Insurance

Soldenski reviewed the cost proposals received for property & liability insurance for Lapeer Riverview Towers, LLC and the Lapeer Housing Commission. It was moved by Commissioner Chesnutt and supported by Commissioner Lie to select Decker Agency for property and liability insurance services for Lapeer Riverview Towers, LLC and the Lapeer Housing Commission and to approve payment for the new policy by the due date.

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

LHC/LRT Administrative Policy Modification

Soldenski reviewed proposed modifications to the Section 3 Policy of the LHC/LRT Administrative Policy. It was moved by Commissioner Chesnutt and supported by Commissioner Lie to approve the modifications to the Section 3 Policy of the LHC/LRT Administrative Policy as proposed effective March 17, 2022.

Yeas: Commissioners Mikus, Lie and Chesnutt.

Nays: None.

Absent: Commissioners RaCosta and Roberts.

MOTION CARRIED.

TRAINING REPORT

Soldenski reviewed Module 7 of the HUD PHA Financial Management PowerPoint training program concerning Financial Statements and Annual Financial Audits.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the regular meeting at 4:47 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman