

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
LAPEER RIVERVIEW TOWERS, LLC  
JULY 21, 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, July 21, 2022 at 4:13 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 and Housing Manager Janelle Jackson.

Chairman Mikus called the meeting to order at 4:13 p.m.

**MINUTES**

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the minutes of the meeting held on June 16, 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 Chesnutt 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:** Commissioner Lie.

**MOTION CARRIED.**

## **RIVERVIEW TOWERS**

### **FRIENDS Office Lease Renewal**

It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve renewal of the Riverview Towers office space lease with FRIENDS at the same rate of \$200 per month for the period of September 1, 2022 to August 31, 2024.

**Yeas:** Commissioners Mikus, RaCosta, Roberts and Chesnutt.

**Nays:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

Housing Manager Jackson stated a Riverview Towers tenant is participating in the CMH traveling art show.

## **COMMISSIONER COMMENTS**

There were no comments from the commissioners.

## **STAFF REPORTS**

### **Executive Director**

#### **Riverview Towers Rent Increase**

Executive Director Soldenski reviewed details of the proposed Riverview Towers unit monthly rental rate from \$620 to \$640 per month effective September 1<sup>st</sup> and stated a third party is required to confirm the increase meets rent reasonableness standards.

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the Riverview Towers unit rent increase to \$640 per month as proposed effective September 1, 2022.

**Yeas:** Commissioners Mikus, RaCosta, Roberts and Chesnutt.

**Nays:** None.

**Absent:** Commissioner Lie.

**MOTION CARRIED.**

Director Soldenski updated the commission on contact information entered into the HUD's Federal database, electrical issues at Riverview Towers due to a partial power failure, repair costs to the air handler compressor and adjustments made to the generator. Soldenski reported she is in the process of obtaining cost estimates for refurbishing the Riverview signs, parking lot crack sealing and striping and cabinet replacement.

Director Soldenski reported the annual auditor engagement letter has been received, distributed a fact sheet on the HCV program and presented the LHC/LRT letterhead with the new logo designs.

## **TRAINING REPORT**

Soldenski reviewed Module 12 of the HUD PHA Financial Management PowerPoint training program concerning Procurement Compliance.

**AJOURNMENT**

There being no further business, it was the consensus of the commission to adjourn the regular meeting at 4:46 p.m.

**MEETING ADJOURNED**

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman