

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
OCTOBER 19, 2017**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at E.G. Nicks Restaurant, 825 S. Main Street, Lapeer, Michigan on Thursday, October 19, 2017 at 4:20 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta, Commissioner Kerri Roberts and Commissioner Cheyenne Brodt.

Members Absent: Commissioner Chuck Dixon.

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

Chairman Mikus called the meeting to order at 4:20 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the minutes of the regular meeting held on September 21, 2017 as presented.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

Ms. Soldenski reported the additional RAD funding has been received from HUD. It was moved by Commissioner RaCosta and supported by Commissioner Brodt to approve the monthly financial report as presented

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner RaCosta 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 Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

Payment Ratification – Excalibur Carpet & Air Duct Cleaning

It was moved by Commissioner Roberts and supported by Commissioner Brodt to ratify the Financial Committee action for payment of \$5,575 to Excalibur Carpet & Air Duct Cleaning for the entryway flooring replacement project.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported Riverview Towers operations are going smoothly.

COMMISSIONER COMMENTS

There were no commissioner comments.

STAFF REPORTS

Executive Director

Riverview Towers

Ms. Soldenski reported the tenant holiday luncheon has been scheduled for Wednesday, December 13th from 11:30 a.m. to 1:30 p.m.

Board Member Confirmations

It was moved by Commissioner Roberts and supported by Commissioner Brodt to confirm the LHC & LRT board members in their current roles of Jim Mikus as Chairman, Jennell RaCosta as Vice Chairperson, Kerri Roberts as Treasurer, Chuck Dixon as Secretary and Cheyenne Brodt as regular board member.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

Ms. Soldenski updated the board on issues with the key fob project which has not been completed and stated the Auditor was on site October 10th through 12th and is scheduled to return on November 6th and 7th. Ms. Soldenski reported the Section 8 Management Assessment Program results have been received which indicated 100% and designation as a High Performer.

Payment Standards

Ms. Soldenski reported the new October 1, 2017 HUD Fair Market Rents have been released. It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the new HUD Payment Standards for the Housing Choice Voucher program accepted October 1, 2017 for new admissions, ports, moves and annuals for Lapeer and Genesee counties to be effective January 1, 2018.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

Utility Standards

It was moved by Commissioner Roberts and supported by Commissioner Brodt to adopt the updated Utility Schedule for the Housing Choice Voucher program effective January 1, 2018.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

HCV Administrative Policy

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to modify the LHC HCV Administrative Policy to include definitions for Co-Head, Spouse and Other Adult in regards to household members effective October 19, 2017.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

OTHER BUSINESS

Pet Policy Modification

Ms. Soldenski updated the board on the cat declawing policy for Riverview Towers and requested authority to waive the declawing requirement on a case by case basis. After discussion, it was moved by Commissioner Roberts and supported by Commissioner Brodt to modify the Lapeer Riverview Towers pet policy to authorize staff to waive the cat declawing policy on a case by case basis.

Yeas: Commissioners Mikus, RaCosta, Roberts and Brodt.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

Ms. Soldenski updated the board on services available utilizing a private investigator to insure compliance with housing assistance program rules and regulations which she will be researching further.

ADJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:40 p.m.

Ms. Denise Soldenski
Executive Director