

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MARCH 15, 2018**

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 15, 2018 at 4:35 p.m.

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

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 4:35 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the minutes of the regular meeting held on February 15, 2018 as presented.

Yeas: Commissioners Mikus, RaCosta, Brodt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

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, Brodt and Roberts.

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 Brodt 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, Brodt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported the Riverview Towers tenants will hold a St. Patrick's Day party on Saturday at 2:00 p.m.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Riverview Towers

2018 LHC Annual Plan - Public Hearing

Chairman Mikus opened the public hearing for the 2018 LHC Annual Plan at 4:39 p.m. There being no comments, the public hearing was closed.

Ms. Soldenski reviewed various items included in the plan including routine changes to the administrative policies.

Annuity Income Calculation Policy Update

It was moved by Commissioner Roberts and supported by Commissioner RaCosta to approve updating the Housing Choice Voucher Section 8 Administrative Policy to include clarification/elaboration to both income and asset calculations for Annuities, Individual Retirement Savings Accounts and Employer Sponsored Pension and Retirement Funds effective immediately.

Yeas: Commissioners Mikus, RaCosta, Brodt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

LRT Management Plan – Apartment Lockout Policy

Ms. Soldenski reviewed recent issues with tenants being locked out of their apartments. After discussion, it was moved by Commissioner RaCosta and supported by Commissioner Brodt to approve an update to the Lapeer Riverview Towers, LLC Management Plan to include the Apartment Lockout Policy.

Yeas: Commissioners Mikus, RaCosta, Brodt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED.

2018 LHC Annual Plan Certification - Resolution #162-2018

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to adopt LHC Resolution #162-2018 PHA Certification of Compliance with PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed.

Yeas: Commissioners Mikus, RaCosta, Brodt and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner Dixon.

MOTION CARRIED AND RESOLUTION ADOPTED.

Ms. Soldenski updated the commission on her coordination with the Lapeer County Health Department on the notification process for identifying children in subsidized housing with Elevated Blood Lead Levels (EBLL) and current State funding available for landlords to utilize toward abating lead based paint in rental properties.

Ms. Soldenski also updated the commission on the notification received from HUD on requirements to remove RAD based properties from HUD's inventory, recent and upcoming staff training and information being gathered to install WIFI service at Riverview Towers.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:59 p.m.

Ms. Denise Soldenski
Executive Director