

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JULY 19, 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, July 19, 2018 at 4:41 p.m.

Members Present: Chairman Jim Mikus, Commissioner Chuck Dixon and Commissioner Kerri Roberts.

Members Absent: Vice Chairperson Jennell RaCosta and Commissioner Robin Chesnutt.

Also Present: Ms. Denise Soldenski, Executive Director, and Ms. Shelly Lincoln, Grant Administrator.

Chairman Mikus called the meeting to order at 4:41 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the minutes of the regular meeting held on June 21, 2018 as presented.

Yeas: Commissioners Mikus, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta and Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta and Chesnutt.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Soldenski reviewed additional checks submitted for payment approval.

It was moved by Commissioner Roberts and supported by Commissioner Dixon 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, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta and Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

There was not a report.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

It was the consensus of the commission to add item H.1.a.(2) LRT/LHC Credit Check Policy Change to the agenda.

Riverview Towers

Emergency Purchase Approval – Hot Water Holding Tank

Ms. Soldenski updated the commission on failure of the Riverview Towers 300+ gallon hot water holding tank on July 3rd including the temporary fix performed by Goyette Mechanical to avoid a flood and the emergency purchase of a replacement tank. It was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the emergency purchase of a hot water holding tank for Riverview Towers from Goyette Mechanical in the amount of \$17,589.42 that was installed on July 12th and 13th.

Yeas: Commissioners Mikus, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta and Chesnutt.

MOTION CARRIED.

LRT/LHC Credit Check Policy Change

Ms. Soldenski reviewed the current credit check process for Lapeer Riverview Towers and the Lapeer Housing Commission and changes required to the process in order to comply with the Credit Reporting Act. After discussion, it was moved by Commissioner Roberts and supported by Commissioner Dixon to modify and include the credit check policy for Lapeer Riverview Towers and the Lapeer Housing Commission.

Yeas: Commissioners Mikus, Dixon and Roberts.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta and Chesnutt.

MOTION CARRIED.

Ms. Soldenski updated the board on use of the new WiFi system at Riverview, preparation of the SEMAP report due the end of August, bid preparation for the office area carpet, paint and restroom improvements and a new pest infestation issue.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:57 p.m. **MEETING ADJOURNED**

Ms. Denise Soldenski
Executive Director