

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
NOVEMBER 20, 2014**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, November 20, 2014 at 4:18 p.m.

**Members Present:** Chairman Jim Mikus, Vice Chairperson Jennell RaCosta, Commissioner David Weir and Commissioner David VanWagnen.

**Members Absent:** Commissioner Virginia Sloan.

**Also Present:** Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Housing Grant Administrator, and Ms. Dorothy Dennis, Riverview Towers Building Manager.

Chairman Jim Mikus called the meeting to order at 4:18 p.m.

**MINUTES**

It was moved by Commissioner RaCosta and supported by Commissioner Weir to approve the minutes of the regular meeting held on October 16, 2014 as presented.

**Yeas:** Commissioners Mikus, Weir, VanWagnen and RaCosta.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Sloan.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**RIVERVIEW TOWERS**

Ms. Dennis reviewed additional checks submitted for payment approval.

**MONTHLY BILL APPROVAL**

It was moved by Commissioner RaCosta and supported by Commissioner VanWagnen to approve the monthly bills as follows: 1) Public Housing Operating Fund; 2) Public Housing Capital Fund; 3) Housing Choice Voucher – Monthly Landlord Payments; and 4) Housing Choice Voucher as presented.

**Yeas:** Commissioners Mikus, RaCosta, Weir and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Sloan.

**MOTION CARRIED.**

## **COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **STAFF REPORTS**

### **Executive Director**

#### *Pest Control*

Ms. Soldenski reported that the pest situation is under control, that they had a service come in with a trained dog to see where the bugs were located, then heat treated two apartments, tossed a couch that was infested and will have a year of periodic inspections with the dog to make sure no other bugs are within the building. If there are bugs found in the future, they will be heat treated as well. A resident training session was held on Nov. 14<sup>th</sup>, 2014 and all tenants have been provided training materials for awareness.

#### *Annual Meeting*

Ms. Soldenski reported HUD has denied use of HUD funds for a Christmas meal, however, funds can be used for light refreshments. Therefore, Ms. Soldenski informed the board that they would still have the annual Christmas party and HUD funds would pay for punch, pop and desserts. Ms. Soldenski stated she has received donations for other items including 2 hams from Gordon's Food, mashed potatoes from Bryan's Market and some residents and staff will be bringing a dish. The party will be December 17, 2014 at noon. Commissioner RaCosta also offered a donation which was very generous and Ms. Soldenski and Ms. Dennis will be purchasing resident gifts from donated funds as well.

#### *Gas Provider*

Ms. Soldenski reported Riverview Towers has signed up with Constellation in conjunction with the City's contract for gas service and that Constellation was lower than Consumers at \$4.45 per Mcf which will begin on December 1, 2014.

#### *LHC Fee Accountant*

Ms. Soldenski reviewed the three bids received for accounting services for LHC and recommended Montross Associates for the next two fiscal years (FYE 06/30/16 and FYE 06/30/2017).

It was moved by Chairman Mikus and supported by Commissioner RaCosta to approve Montross Associates for fee accounting services, effective 07/01/2015.

**Yeas:** Commissioners Mikus, Weir, VanWagnen and RaCosta.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Sloan.

**MOTION CARRIED.**

LHC Commissioner Binders and By-Laws

Ms. Soldenski distributed updates to the Commissioner Binders including an updated commissioner contact page, the updated Mission Statement and the updated By-Laws all of which were approved at the previous meeting. Ms. Soldenski also asked for additional changes to the By-Laws after commissioner review, Mr. Mikus suggested the Treasurer position be added to the By-Laws as we currently do have a commissioner who holds the Treasurer position and Ms. Soldenski agreed to make that change to the By-Laws for the next meeting.

**ADJOURNMENT**

There being no further business, it was the consensus of the board to adjourn the meeting at 4:43 p.m.

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Ms. Denise Soldenski  
Executive Director