

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
APRIL 17, 2014**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, April 17, 2014 at 4:35 p.m.

Members Present: Chairman Jim Mikus, Commissioner Jennell RaCosta, Commissioner Virginia Sloan, Commissioner David Weir and Commissioner David VanWagnen.

Members Absent: None.

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

Chairman Jim Mikus called the meeting to order at 4:35 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve the minutes of the regular meeting held on March 20, 2014 as presented.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Ms. Soldenski requested approval to add Item G-c., Landlord Property Taxes to the agenda.

It was moved by Commissioner Weir and supported by Commissioner RaCosta to approve the addition of Item G-c, Landlord Property Taxes to the agenda.

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

Nays: None.

Abstain: None.

Absent: None.

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 Weir 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, Sloan, Weir and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Re-Assignment of Officers

Ms. Soldenski informed the Commission that due to the appointment of a new member, officers would need to be re-assigned. Ms. Soldenski recommended the following officer assignments: Mr. Jim Mikus as Chairman; Ms. Jennell RaCosta as Vice Chair; Mr. David Weir as Treasurer; Ms. Virginia Sloan as Secretary; and Mr. David VanWagnen as Board Member stating bank signatures would need to be updated according to the new officers.

It was moved by Commissioner Weir and supported by Commissioner Sloan to approve the re-assignment of officers as follows: Mr. Jim Mikus as Chairman; Ms. Jennell RaCosta as Vice Chair; Mr. David Weir as Treasurer; Ms. Virginia Sloan as Secretary; and Mr. David VanWagnen as Board Member.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Section 8 Update

Ms. Soldenski informed the Commission the Section 8 wait list has been opened, there have been a lot of applications coming in and the current list has been updated.

Greens Physical Needs Assessment

Ms. Soldenski informed the Commission that UP Engineers have been at Riverview to review the property to prepare for the greens physical needs assessment.

Plumbing Project

Ms. Soldenski informed the Commission the architect for the plumbing project will be onsite on April 23, 2014.

Asbestos Survey

Ms. Soldenski updated the Commission on the asbestos survey which has been completed stating very little asbestos was found located in two closets and three areas of floor tile. Ms. Soldenski stated it is believed the fire doors may contain asbestos, however, they did not test them since testing of the doors is destructive and will render the doors useless. Ms. Soldenski reported the plan is to have the doors tested in the future if necessary and all asbestos will be abated.

Gas Service

Ms. Soldenski informed the Commission she has cancelled the service agreement with Volunteer Energy Services for gas and re-signed with Consumers Energy for gas service at the current rate of \$4.74. In the future, there may be a possibility of signing with Constellation Energy with the City of Lapeer's contract.

2014 PHA Plan – Public Hearing – Resolution 144-2014 – PHA Certification of Compliance with PHA Plans and Related Regulations

Chairman Mikus opened the public hearing at 4:40 p.m.

Ms. Soldenski stated the hearing is for the 2014 PHA Plan, recommended approval of the Housing Choice Voucher Administrative Plan and the Admission and Occupancy Plans for public housing for 2014 Annual Plan as well as the 2014 Capital Fund Plan and stated a Resolution indicating compliance will need to be signed. Ms. Soldenski stated one item to add for approval in the plan for the Section 8 Program is to require new tenants, or existing tenants who want to move, to verify the landlord has their property taxes paid current. If the landlord's property taxes are not paid, a tenant will not be able to live in that unit until the taxes are paid up to current amounts owed.

Resolution #144-2014

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve Resolution #144-2014 – PHA Certification of Compliance with PHA Plans and Related Regulations and approve the Capital Fund and the Administrative Plans for both Housing Choice Voucher Program and Public Housing.

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

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

No public was present and the hearing was closed at 4:51 p.m.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 4:52 p.m.

Ms. Denise Soldenski
Executive Director