

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
FEBRUARY 19, 2015**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, February 19, 2015 at 4:24 p.m.

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

Members Absent: Commissioner David Weir.

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 4:24 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve the minutes of the regular meeting held on January 15, 2015 as presented.

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

RIVERVIEW TOWERS

Ms. Soldenski reviewed additional checks submitted for payment approval.

MONTHLY BILL APPROVAL

It was moved by Commissioner RaCosta and supported by Commissioner Sloan 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 and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Rental Assistant Demonstration Program (RAD)

Ms. Soldenski introduced Bob Beale from RAD Conversion Specialist, LLC. Ms. Soldenski and Mr. Beale reviewed what the conversion will do for Riverview, indicating it will take Riverview out of the public housing forum and convert it to a project based vouchers forum. Ms. Soldenski requested approval to submit an application via RAD Conversion Specialist to HUD and approve Cislo Title to complete the title work on the Riverview Towers property to identify ownership which is part of the application process.

It was moved by Commissioner RaCosta and supported by Chairman VanWagnen to approve moving forward with submitting an application via RAD Conversion Specialist to HUD, as well as approve Cislo Title to complete the title work on the Riverview Towers property to identify ownership.

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Utility Allowances

Ms. Soldenski requested approval to amend the utility allowances effective May 1, 2015.

It was moved by Commissioner RaCosta and supported by Chairman Sloan to approve amending the utility allowances to match MSHDA's new rates effective May 1, 2015.

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Five Year Plan / Policy Changes

Ms. Soldenski reviewed the five year plan for years 2015-2019 along with the 2015 Capital Plan and stated an environmental review will need to be completed prior to spending any new capital funds. During the 5 year plan preparation, Ms. Soldenski reviewed the entire lease for Riverview making sure it follows set policies. Policy changes and/or documentation for the 5 year plan include the following: 1) An equal access rule will be incorporated 2) a statement regarding carbon monoxide detectors in Riverview; 3) Violence Against Women Act; 4) social security card policy for children under 6; 5) pest policy and lease addendum, possible costs charged for cleanup or eviction if instructions for eradication are not adhered to; 6) criminal screening process to include not only criminal activity but illegal drug use or alcohol abuse; 7) the inclusion of a medical marijuana policy; and 8) The RAD application for conversion from Public Housing to PBV. Ms. Soldenski requested approval of the PHA Five Year Plan and 2015 Capital Fund submission to HUD.

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve the PHA 5 Year/Annual Plan and the 2015 Capital Fund.

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Ms. Soldenski requested approval of Resolution PHA 147-2015 "PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-year and annual PHA Plan".

Resolution #147-2015

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve Resolution PHA 147-2015 "PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-year and annual PHA Plan".

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Ms. Soldenski requested a motion to approve the Five Year Plan which she plans to present at next month's public hearing.

It was moved by Commissioner RaCosta and supported by Commissioner VanWagnen to approve the Five Year Plan.

Yeas: Commissioners Mikus, VanWagnen, Sloan and RaCosta.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

OTHER BUSINESS

Ms. Soldenski informed the Commission that she has information on conferences during the week of April 23, 2015 for the commissioners to attend if they are interested.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 5:45 p.m.

Ms. Denise Soldenski
Executive Director