

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
APRIL 16, 2015**

A regular meeting of Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, April 16, 2015 at 4:21 p.m.

**Members Present:** Chairman Jim Mikus, Commissioner Virginia Sloan and Commissioner David Weir.

**Members Absent:** Vice Chairperson Jennell RaCosta and Commissioner David VanWagnen.

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

Chairman Mikus called the meeting to order at 4:24 p.m.

**MINUTES**

It was moved by Commissioner Weir and supported by Commissioner Sloan to approve the minutes of the regular meeting held on March 19, 2015 as presented.

**Yeas:** Commissioners Mikus, Sloan, and Weir.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and VanWagnen.

**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 Weir 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, Sloan, and Weir.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and VanWagnen.

**MOTION CARRIED.**

**Beauty Shop**

Ms. Dennis reported the beautician for the in-house beauty shop quit effective in March 2015, however, they have a new beautician, Patricia Shank, who has signed a one year contract effective May 1, 2015 and requested approval to sign the contract.

It was moved by Commissioner Mikus and supported by Commissioner Weir to approve the one year agreement for beautician services with Patricia Shank effective May 1, 2015.

**Yeas:** Commissioners Mikus, Sloan, and Weir.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and VanWagnen.

**MOTION CARRIED.**

### **COMMISSIONER COMMENTS**

There were no Commissioner comments.

### **STAFF REPORTS**

#### **Executive Director**

#### **Annual PHA Plan/Rental Assistant Demonstration Program (RAD)/Lead Paint Assessment**

Ms. Soldenski reported they are still awaiting HUD approval on the PHA plan.

Ms. Soldenski stated HUD has not yet provided feedback on the RAD application. Ms. Soldenski reported the property under Riverview is City owned, however, the City has signed it over to Lapeer Neighborhoods, Inc. as part of the RAD application and upon title search it was discovered the legal description is incorrect for the property and a survey will need to be completed.

The Lead Assessment conducted on March 5, 6 & 9 resulted in no lead present in the Riverview Towers building. This was the final expenditure for 2014 Capital Funds.

#### **Gas Billing**

Ms. Soldenski reported that the Consumers billing will be under the City's contract with Constellation and will be billed at \$4.45 cf as long as the City Clerk can negotiate the contract starting on April 2015.

#### **HUD Income Limits**

Ms. Soldenski requested approval of the new HUD income limits effective April 16, 2015.

It was moved by Commissioner Weir and supported by Commissioner Sloan to approve the HUD income limits as presented effective April 16, 2015.

**Yeas:** Commissioners Mikus, Sloan, and Weir.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and VanWagnen.

**MOTION CARRIED.**

Banking Signatures

Ms. Soldenski reported Jodi Wood is now a contracted worker and will be taking over the responsibilities for Dorothy Dennis when she retires in September. Ms. Wood is currently training with Ms. Dennis and will need signature authority with the Lapeer County Bank and Trust. Ms. Soldenski requested approval to have Jodi Wood be added as a signatory for Lapeer Housing Commission and for the Section 8 Program at Lapeer County Bank and Trust.

It was moved by Commissioner Mikus and supported by Commissioner Sloan to approve Jodi Wood be added as a signatory for Lapeer Housing Commission and for the Section 8 Program at Lapeer County Bank and Trust .

**Yeas:** Commissioners Mikus, Sloan, and Weir.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and VanWagnen.

**MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 4:45 p.m.

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Ms. Denise Soldenski  
Executive Director