

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

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

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

Members Absent: Commissioner David Weir.

Also Present: Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Grant Administrator, Ms. Jodi Wood, Housing Manager, Ms. Dorothy Dennis, Riverview Towers Building Manager, and Mr. Timothy Turkelson, Lapeer County Prosecuting Attorney.

Chairman Mikus called the meeting to order at 4:16 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to approve the minutes of the regular meeting held on June 18, 2015 as presented.

Yeas: Commissioners Mikus, RaCosta, Sloan and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

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 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

Resignations

Ms. Soldenski informed the commission that member seat terms were expiring effective July 31, 2015 for Commissioners Sloan, Weir and VanWagnen and reported Commissioners Sloan and Weir have chosen not to renew their seats and Commissioner VanWagnen would like his position renewed. Ms. Soldenski stated two citizens, Kerri Roberts and Rachelle Creighton, have expressed interest as replacements and requested a recommendation to renew Commissioner VanWagnen's seat and appoint Kerri Roberts and Rachelle Creighton to the board effective August 1, 2015.

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to recommend the City Commission renew Commissioner VanWagnen's seat and appoint Kerri Roberts and Rachelle Creighton to the Lapeer Housing Commission effective August 1, 2015.

Yeas: Commissioners Mikus, RaCosta, Sloan and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Retirement

Ms. Soldenski announced Dorothy Dennis will retire on August 28, 2015. There will be a small retirement party tentatively set for August 28, 2015 at 11:00 a.m. at Riverview.

RAD

Ms. Soldenski informed the commission that a decision has not been yet made on the approval for the RAD conversion; however, the LHC should begin the expenditure of the approved 2015 Capital Funds. A meeting will be held tomorrow to discuss capital fund plans such as a new dumpster, new key fobs, etc.

Policy Change

Ms. Soldenski informed the board that the policy regarding illegal drug use needs to be modified for both Section 8 and Public Housing (Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy). The terminology "currently engaging in" is not well defined in the policy and needs to be amended to state "engaging in within the last 12 months." Ms. Soldenski requested approval of this amendment. MSHDA's policy states 12 months as well.

It was moved by Commissioner RaCosta and supported by Commissioner Sloan to amend the policy in the Section 8 Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy policy regarding illegal drug use to state “engaging in within the last 12 months.”

Yeas: Commissioners Mikus, RaCosta, Sloan and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Resolution #150-2015 – Housing Manager Contract Modification

Ms. Soldenski reviewed Jodi Wood’s new role within Section 8 and taking on Dorothy’s responsibilities and stated the original salary for this combined role originally agreed to was not commiserate with the expectation of the responsibilities. Ms. Soldenski is requesting Resolution #150-2015 be approved modifying the Housing Manager Contract as follows: a two year contract with year one at a salary of \$37,440 and year two at a salary of \$38,000.

It was moved by Chairman Mikus and supported by Director RaCosta to approve Resolution #150-2015, modifying the Housing Manager Contract as follows: a two year contract with year one at a salary of \$37,440 and year two at a salary of \$38,000.

Yeas: Commissioners Mikus, RaCosta, Sloan and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

Resolution # 151-2015: 2015–2016 Operating Budget Amendment

Ms. Soldenski explained that the modified Housing Manager Contract will affect the 2016 Operating Budget; therefore, it would need to be amended and resent to HUD including the additional funds approved for the Housing Manager Contract. Ms. Soldenski requested approval of Resolution #151-2015: 2015–2016 Operating Budget Amendment including the contract modification of funds for the Housing Manager Contract.

It was moved by Commissioner RaCosta and supported by Commissioner VanWagnen to approve Resolution #151-2015 amending the 2015-2016 Operating Budget to include the modification of funds for the Housing Manager Contract.

Yeas: Commissioners Mikus, RaCosta, Sloan and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Weir.

MOTION CARRIED.

937 N. Monroe

Ms. Soldenski discussed the possibility of being able to accept housing assistance for the LNI owned rental property at 937 N. Monroe. Details are being researched to see if this is a future possibility and Ms. Soldenski will provide additional information on this at the August meeting.

OTHER BUSINESS

Housing Board of Appeals Education

Mr. Timothy Turkelson, Lapeer County Prosecuting Attorney, provided an overview and gave suggestions on how to run an efficient Housing Board of Appeals hearing.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 5:00 p.m.

Ms. Denise Soldenski
Executive Director