

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
SEPTEMBER 17, 2015**

A regular meeting of Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, September 17, 2015 at 4:35 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta, Commissioner Rachelle Creighton, Commissioner Kerri Roberts and Commissioner David VanWagnen.

Members Absent: None.

Also Present: Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Grant Administrator, and Ms. Jodi Wood, Housing 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 VanWagnen to approve the minutes of the regular meeting held on August 20, 2015 as presented.

Yeas: Commissioners Mikus, RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

RIVERVIEW TOWERS

Ms. Wood reviewed additional checks submitted for payment approval.

MONTHLY BILL APPROVAL

It was moved by Commissioner RaCosta and supported by Commissioner Roberts 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, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Ms. Wood reported that one person has moved into Riverview and she is starting paperwork to prepare for the next vacancy.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Audit

Ms. Soldenski reported that the audit has been completed and passed with flying colors and stated two issues need to be addressed: 1) Item D – Monthly Financial Report Approval added to the agenda and 2) Recommendation Jodi Wood be removed as a signator on the bank account and not have a credit card. Ms. Soldenski requested approval to remove Dave Weir and Jodi Wood as signators from the LHC bank account and add Dave VanWagnen as a signator on the LHC bank account.

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to remove Dave Weir and Jodi Wood as signators from the LHC bank account and add Dave VanWagnen as a signator on the LHC bank account.

Yeas: Commissioners Mikus, RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Ms. Soldenski requested approval to allow Jodi Wood to keep the LHC credit card.

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve Jodi Wood to keep the LHC credit card.

Yeas: Commissioners Mikus, RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

RAD Conversion

Ms. Soldenski informed the commission that the RAD conversion is moving forward without any issues stating the survey of Riverview is the next step in the process and bids have been sent out with three returns: 1) PM Environmental who have a presence in Michigan was at \$11,000 with 30 days to complete; 2) EMG who are not Michigan based was at \$7,500 with 40 business days to complete; and 3) AIG who are not Michigan based was at \$7,150 with no comments. Ms. Soldenski requested approval to move forward with PM Environmental, not to exceed \$11,000 to complete in 30-days.

It was moved by Commissioner Mikus and supported by Commissioner RaCosta to approve hiring PM Environmental to complete the survey of Riverview for a price not to exceed \$11,000 and to complete the survey in 30 days.

Yeas: Commissioners Mikus, RaCosta, Creighton, Roberts, and VanWagnen.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

2016 Fair Market Rents

Ms. Soldenski informed the Commission that HUD released the proposed 2016 Fair Market Rent figures; Lapeer County is at 100% and Genesee County is at 110%

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 5:05 p.m.

Ms. Denise Soldenski
Executive Director