

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
LAPEER RIVERVIEW TOWERS, LLC  
JANUARY 17, 2019**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, January 17, 2019 at 4:11 p.m.

**Members Present:** Chairman Jim Mikus, Commissioner Chuck Dixon and Commissioner Kerri Roberts.

**Members Absent:** Vice Chairperson Jennell RaCosta and Commissioner Robin Chesnutt.

**Also Present:** Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Grant Administrator, and Ms. Janelle Jackson, Housing Manager.

Chairman Mikus called the meeting to order at 4:11 p.m.

**MINUTES**

It was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the minutes of the regular meeting held on December 20, 2018 as presented.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**MONTHLY FINANCIAL REPORT APPROVAL**

It was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the Monthly Financial Report as presented.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED.**

**MONTHLY BILL APPROVAL**

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the monthly bills as follows: 1) Riverview Towers LLC Checking; 2) Riverview Towers LLC Reserve for Replacements; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing Choice Voucher; and 5) Contractor Payments as presented.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED.**

### **RIVERVIEW TOWERS**

Ms. Jackson reviewed the application received from members of St. Matthew's Anglican Church to use the Riverview Towers community room space for weekly one hour bible study sessions beginning February 10<sup>th</sup> for a period of 11 weeks. After discussion, it was moved by Commissioner Dixon and supported by Commissioner Roberts to approve the application from members of St. Matthew's Anglican Church to use the Riverview Towers community room for a period of 11 weeks beginning February 10<sup>th</sup>.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED.**

Ms. Jackson reported the new carpet has been installed and updated the commission on Stone Soup Pantry's request to provide breakfast for the Riverview Towers tenants in cooperation with General Motors and Lapeer Community Foundation as part of the Martin Luther King day of community service.

### **COMMISSIONER COMMENTS**

There were no Commissioner comments.

### **STAFF REPORTS**

#### **Executive Director**

#### **Financial Report – Period Ended June 30, 2018**

Ms. Soldenski review the LHC/LRT Financial Report for the period ended June 30, 2018 including various sections and items of the report and a corrective action plan submitted to the State of Michigan and HUD regarding excluding LNI as a component unit of LHC. After discussion, it was moved by Commissioner Dixon and supported by Commissioner Roberts to accept the LHC/LRT Financial Report for the period ended June 30, 2018.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED.**

**LHC/LRT Auditor Selection**

Ms. Soldenski reviewed the proposals received for LHC/LRT auditor services beginning with the audit for the period ended June 30, 2019 with options to continue through the report for the period ended June 30, 2022. After discussion, it was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the selection of Barry E. Gaudette, PCA, PC as the LHC/LRT Auditor effective January 17, 2019.

**Yeas:** Commissioners Mikus, Dixon and Roberts.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner RaCosta and Chesnutt.

**MOTION CARRIED**

Ms. Soldenski reported she is beginning preparation of the FYE June 30, 2020 Annual Plan for consideration at the next meeting which will include potential changes to the FOIA process and security deposit requirements. Ms. Soldenski stated potential improvements planned for Riverview Towers include new carpet/linoleum on floors 3, 4 and 6, new washers and dryers, replacement of an air handling unit and other miscellaneous items.

**AJOURNMENT**

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:50 p.m.

**MEETING ADJOURNED**

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Ms. Denise Soldenski  
Executive Director