

**Lexington Housing Authority  
Minutes 10-14-2020**

The Annual and regular meeting of the Lexington Housing Authority was held Wednesday October 14, 2020 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. THIS MEETING WAS OFFERED VIA TELECONFERENCE OR IN PERSON AS THE BOARD ROOM WAS AVAILABLE TO COMMISSIONERS AND PUBLIC. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Kyle Ferguson and Vance Bricker along with director Derek Haines from LHA. Absent was Bill Brecks.

**NOTICE:** Notice of the meeting was given in advance, thereof by posting in the LHA lobby and other public places in Lexington, the designated method for giving notice. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The regular meeting was called to order by Chairman Clements at 12:00 PM who informed the public that the Open Meetings Act is posted at the Lexington Housing Authority, located at 609 E 3<sup>rd</sup> Street, Lexington, Nebraska.

**Public Comment Period**

There were no parties in attendance for public comment period.

**Consent Agenda Items:**

Minutes of the Regular Meeting held September 9, 2020 were presented to the Commissioners for consideration and approval.

Claims and Bills including the check registers were presented to the Commissioners for consideration and approval.

Grant funds report was presented to the Commissioners for consideration and approval.

THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that they accepted Consent Agenda as presented by the Executive Director as of October 14, 2020.

Commissioner Bricker moved that the resolution be adopted as introduced and read, which motion was seconded by Commissioner Salem and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye  
Salem Aye  
Brecks NA  
Ferguson Aye  
Bricker Aye

**Directors Report**

Activities since the last board meeting on September 9, 2020

**CORONAVIRUS**

We continue to have the full staff working in the office and maintenance however we are still trying to avoid contact and promoting social distancing. The office areas and laundry rooms are being cleaned nightly. The community rooms remain closed to the tenants.

**General Business**

Our audits for LHA and Eastlawn East will be combined this year and are scheduled for November 9 and 10.

**Lex Development Corp**

We are working toward the “sale” of the scattered site properties to the Lex Development Corp to complete the Section 18 Disposition portion of our efforts to remove a total of 81 units from public housing.

**Training Dates / Travel**

Any training will be done online and business travel is suspended until further notice.

**Public Housing 1-50 and Scattered Sites**

We are still pursuing the Section 18 Disposition to remove the Scattered Sites from Public Housing and then will complete the RAD Transaction to remove Eastlawn Apartments from Public Housing.

**East Lawn Addition (Section 8 New Construction) 51-98**

None

**East Lawn East 101 – 118**

We have had several people leave the ELE Facility due to the fact they need additional care. There are a couple more tenants who will soon need additional care and may move out.

**Pioneer Homes**

None

**Vouchers**

We have begun to offer direct deposit payments to our voucher landlords.

**Legend Oaks**

No Report

**Legend Oaks II**

No Report

**Personnel**

None

**Evictions / Court Actions**

We have eviction action on one tenant with a move out date of October 19, 2020. Another tenant moved out of Eastlawn Addition prior the expiration of his lease. We will continue to charge rent until we get the unit occupied and attempt to collect on that amount.

Occupancy Report was presented and discussed

It was requested that all resolutions be discussed and then voted upon with one motion and vote. The following resolutions were presented to the group and followed by discussion as needed:

Resolution 2020 – 16 Payment Standards

Resolution 2020 – 17 Flat Rents

Resolution 2020-18 2021 Passbook Rate

Resolution 2020- 19 Legend Oaks Rent

Resolution 2020-20 Legend Oaks I Budget

Resolution 2020-21 Legend Oaks II Budget

Resolution 2020-22 Doubtful Accounts to write off

After discussion on the resolutions, Commissioner Salem moved that the resolutions 2020 – 16 to 2020 - 22 be adopted as introduced and read, which motion was seconded by Commissioner Bricker and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye  
Salem Aye  
Brecks NA  
Ferguson Aye  
Bricker Aye

Roundtable discussion: Discussion was held about potential for future development

Meeting Adjourned 12:30 PM

Next Meeting: November 18 at 12:00 PM

Respectfully submitted

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Executive Director / Secretary