

**Lexington Housing Authority  
Minutes 10-16-2019**

The regular meeting of the Lexington Housing Authority was held Wednesday October 16, 2019 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Vice Chairman John Salem, Bill Brecks, and Vance Bricker along with director Derek Haines from LHA. Chairman Victoria Clements and Kyle Ferguson were absent.

**NOTICE:** Notice of the meeting was given in advance, thereof by posting 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 Vice Chairman Salem 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 11, 2019 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.

Financial Reports including Board Summary Reports for FYE 2019, July 2019 and September 2019 for all programs as well as capital grant funding were presented to the Commissioners for consideration and approval.

A motion to approve the consent agenda items as presented was made by Commissioner Brecks second by Commissioner Bricker. After no further discussion, Vice Chairman Salem called for the vote:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried

**Directors Report**

Activities since the last board meeting on September 11 ,2019

**General Business**

I have included in the agenda a referral agreement between LHA and Praire Fire Construction received from Jared Nook. This agreement states we will share our waitlist with the property owners who are considering building a LITCH property in Lexington.

Rick Klaus asked if LHA is still interested in buying the property located next to the LHA. Per Board discussion an offer will be drawn up to be sent to Mr. Klaus pending board review and approval of offer.

**Lex Development Corp**

I am moving forward to get a release of our vacant lots currently under HUD Declaration of Trust. I am working on both Public Housing and our Multi Family side to get the lots released.

**Training Dates / Travel**

As a reminder, I found a HUD PHA Governance and Financial Management Training for Board Members and will forward the link if you are interested in taking the class.

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

I am pursuing two options for repositioning through HUD. One is a Section 18 conversion and the other is a streamline version of Rental Assistance Demonstration.

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

No Report

**East Lawn East 101 – 118**

No Report

**Pioneer Homes**

No Report

**Vouchers**

No report

**Legend Oaks**

No Report

**Legend Oaks II**

No Report

**Personnel**

None

**Evictions / Court Actions**

None

The occupancy report, NAF Sr. Housing East Lawn East Audit and PHA Referral Agreement were discussed and reviewed by the board.

**Payment Standards RESOLUTION NUMBER 2019 – 18**

After discussion of the payment standards for 2020 set by Director Haines Commissioner Brecks moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bricker and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted October 16, 2019

**Utility Allowances RESOLUTION NUMBER 2019 – 19**

After discussion of the utility allowances for 2020 set by Director Haines Commissioner Bricker moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted October 16, 2019

**Passbook Savings Rate RESOLUTION NUMBER 2019 – 20**

After discussion of the National Passbook Savings Rate currently at 0.09% Director Haines has set the LHA Passbook Savings Rate at 0%. Vice Chairman Salem moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bricker and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted October 16, 2019

**Legend Oaks I and II RESOLUTION NUMBER 2019 – 21**

After discussion of the rents for Legend Oaks I and II it was agreed upon to a 2% increase for 2020 set by Director Haines Commissioner Brecks moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Vice Chairman Salem and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.

Adopted October 16, 2019

**Flat Rents RESOLUTION NUMBER 2019 – 22**

After discussion of the flat rents for 2020 set by Director Haines Commissioner Bricker moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.

Adopted October 16, 2019

**Legend Oaks I Budget RESOLUTION NUMBER 2019 – 23**

After discussion of the Legend Oaks I budget for 2020 set by Director Haines Commissioner Brecks moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bricker and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.

Adopted October 16, 2019

**Legend Oaks II Budget RESOLUTION NUMBER 2019 – 24**

After discussion of the Legend Oaks II budget for 2020 set by Director Haines Vice Chairman Salem moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem AYE  
Brecks AYE  
Ferguson NA  
Bricker AYE

The Vice - Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted October 16, 2019

**Executive Session**

None

Next meeting: November 13, 2019 at 12:00 PM

At 12:30 PM Vice Chairman Salem adjourned the meeting.

Respectfully Submitted  
Derek Haines, Executive Director

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Chairman

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Executive Director