

**Lexington Housing Authority  
Minutes 11-13-2019**

The regular meeting of the Lexington Housing Authority was held Wednesday November 13, 2019 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Bill Brecks, Vance Bricker and Kyle Ferguson along with director Derek Haines from LHA.

**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 12:05 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 October 16, 2019 and special meeting held on October 23, 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 September 2019 for all programs were presented to the Commissioners for consideration and approval.

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

Clements AYE  
Salem AYE  
Brecks AYE  
Ferguson AYE  
Bricker AYE

The Chairman thereupon declared said motion carried

**Directors Report**

Activities since the last board meeting on October 16, 2019

**General Business**

An offer was drawn up and sent to Mr. Klaus for the purchase of 400 N Monroe at the cost of \$160,000. A termite inspection was completed which shows evidence of termites in the garage area. The cost of the treatment would be approximately \$1,970 and the estimate to repair the damage from the termites is not known at this time. Rick wants to put this on hold until he gets back from vacation on Nov 16.

**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. We recently had our required tenant meetings and I will move forward with the RAD Application.

**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**

We are in the process of filing one eviction this month on a scattered site property

**Executive Session**

None

The occupancy report was discussed and reviewed by the board.

**RAD Application RESOLUTION NUMBER 2019 – 26**

After discussion of the RAD Application Commissioner Brecks moved that the 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 AYE  
Salem AYE  
Brecks AYE  
Ferguson AYE  
Bricker AYE

The Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted November 13, 2019

Next meeting: With the Holiday season approaching the next scheduled meeting will be January 8, 2019 at 12:00 PM.

At 12:15 PM Chairman Clements adjourned the meeting.

Respectfully Submitted  
Derek Haines, Executive Director

\_\_\_\_\_

Chairman

\_\_\_\_\_

Executive Director