

**Lexington Housing Authority
Minutes 11-18-2020**

The regular meeting of the Lexington Housing Authority was held Wednesday October 14, 2020 at 609 East 3rd 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, Bill Brecks and Vance Bricker along with director Derek Haines from LHA. Absent was Kyle Ferguson. There were no calls to the conference call line.

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. This meeting was made available as a conference call due to the spike in COVID 19 cases in the area.

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 3rd 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 14, 2020 and November 5, 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 November 18, 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 NA
Bricker Aye

Directors Report

Activities since the last board meeting on October 14, 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. With the recent increase in cases in Nebraska it is likely I will keep the community rooms

closed until after the first of the year. Holiday gatherings will not be allowed in the community rooms this year.

General Business

Our audits for LHA and Eastlawn East will be combined this year has been rescheduled for December 1 and 2. I am in the process of consolidating our banking accounts so that we have all accounts at one location.

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 one eviction action in place. Tenant has until Nov 30 to vacate the property.

Occupancy Report was presented and discussed

Resolution 2020-24 Update to Operating Budget

After review of the updated Operating Budget for FYE June 30, 2020 and upon discussion Commissioner Bricker moved that Resolution 2020-24 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 Aye
Ferguson NA
Bricker Aye

Resolution 2020-25 Taft Street Storage Building
Resolution to demolish Pioneer Homes Taft Street Storage Building

After discussion on the resolutions, Commissioner Brecks moved that the resolution 2020 – 25 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 Aye
Ferguson Aye
Bricker Aye

Resolution 2020-26 Doubtful Accounts to write off

After discussion on the resolutions, Commissioner Bricker moved that the resolution 2020-26 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 Aye
Ferguson Aye
Bricker Aye

Roundtable discussion: Discussion was held about potential for future development

Meeting Adjourned 12:30 PM

Next Meeting: January 13 at 12:00 PM

Respectfully submitted

Executive Director / Secretary