

**Lexington Housing Authority
Minutes 2-13-2019**

The regular meeting of the Lexington Housing Authority was held Wednesday February 13, 2019, at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Chairman Vickie Clements, Vice – Chair John Salem, and Bill Brecks along with Director Derek Haines from LHA. Vance Bricker 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 and annual 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 January 9, 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 expenses owed, and capital grant funding were presented to the Commissioners for consideration and approval. Director Haines will request again for the next meeting.

A motion to approve the consent agenda items as presented was made by Commissioner Salem, second by Commissioner Brecks. After no further discussion, Chairman Clements called for the vote: Ayes: Clements, Salem, Brecks. Nays: None. Motion Carried

Unfinished Business

NONE

New Business

Directors Report
February 6, 2019

Activities since the last board meeting on January 9, 2019

General Business

Fortunately, the government shutdown had little effect on LHA. We were able to receive our HAP payment for the voucher payments which were sent out on Feb 1. We have news that the assistance will be available for March and April even if we incur another shutdown.

Development

NONE

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

We have 2 units that are vacant as Jan 31. We are working with people on the waiting list to occupy the vacant units as soon as they are ready.

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

We have 2 units vacant in this section as of Jan 31. We are working to fill the vacancies and have a couple prospects but are limited to those 62 years old or disabled persons. We are working on advertising the vacancies and getting the word out to other organizations in town that may know people who could use assistance.

East Lawn East 101 - 118

As of Jan 31, we have one vacancy at East Lawn East.

Pioneer Homes

All units are full at this time

Vouchers - See attached voucher report

We are working on issuing additional vouchers and looking to issue some throughout Dawson County. One stumbling block on the vouchers is the landlords who do not always keep the properties up to code.

Legend Oaks

As of Jan 31 we have one vacancy at Legend Oaks I

Legend Oaks II

As of Jan 31 we were fully occupied at Legend Oaks I

Personnel

Patti Barber, LHA will continue to work part time until we are trained on her duties. Kimerly Ramos has been hired to fill Patti's position. Kim will soon graduate from Central Community College from the accounting program.

Evictions

LHA had no evictions this month.

Occupancy Report: The Occupancy Report was presented to the Commissioners for review and discussion.

Resolution 2019 – 02 Phelps County Vouchers

After review of Resolution 2019 – 02 concerning opening vouchers again in Phelps County. Director Haines had received a call from Holdrege City Council Member asking if we could offer additional vouchers in Holdrege. Upon review it was determined the program had been terminated with Holdrege. Due to the government shutdown, there was a delay in response by HUD to questions raised by Director Haines. Haines has now been informed on the appropriate notifications required to by HUD to move forward to offer vouchers in Holdrege, beginning with this resolution and associated Memorandum of Understanding. A motion to approve the resolution was made by Commissioner Brecks and a second was made by Commissioner Salem. Chairman Clements called for a vote. Ayes: Clements, Salem, Brecks. Nays: None. Motion carried

Resolution 2019 – 03 Audit Review and Findings

After review of the fiscal year ending June 30, 2018 NAF Senior Housing Audit the two audit findings were discussed. The findings were related to NAF not submitting excess residual receipts to HUD in a timely manner. Director Haines was in contact with HUD and the excess reserve receipts were transmitted to HUD on November 26, 2019.

Mr. Rueben George, HUD Account Executive for NAF Sr. Housing informed Director Haines that HUD prepares the forms necessary for the transaction. Director Haines will make a calendar item to address this in a timely manner going forward.

A motion to approve the resolution was made by Commissioner Salem and a second was made by Commissioner Brecks. Chairman Clements called for a vote. Ayes: Clements, Salem, Brecks. Nays: None. Motion carried

Roundtable Discussion

It was discussed to develop housing the vacant lots currently owned by the Housing Authority “in fill” type lots as opposed to starting a duplex project at this time. Haines will visit with the City of Lexington about the project.

Executive Session

Commissioner Salem moved to go into Executive Session at 12:18 PM. Second by Commissioner Brecks
After an informational discussion with no action needed at this time Commissioner Salem moved to exit Executive Session at 12:31 PM. Second by Commissioner Brecks

Next meeting: March 13, 2018 at 12:00 PM

At 12:37 PM Chairman Clements adjourned the meeting.

Respectfully Submitted
Derek Haines, Executive Director

Chairman

Executive Director