

**Lexington Housing Authority  
Minutes February 17, 2021**

The regular meeting of the Lexington Housing Authority was held Wednesday January 13, 2021 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, Bill Brecks and Kyle Ferguson along with director Derek Haines from LHA. Absent was Vance Bricker.

**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 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 January 13, 2021 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.

November and December 2020 Financial Reports were presented.

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 February 17, 2021.

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

Clements Aye  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker NA

## **Election of Officers:**

A motion to appoint Derek Haines as President of the Lexington Housing Development Corporation and appoint Victoria Clements as Secretary / Treasurer while retaining all other elected positions as current was made by Commissioner Salem and Seconded by Commissioner Ferguson.

Clements Aye  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker NA

## **Directors Report**

Activities since the last board meeting on January, 2021

### **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.

### **General Business**

NONE

### **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. Documents are being reviewed by the HUD Omaha Office of General Counsel.

### **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.

### **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 unit in Eastlawn and one unit in Eastlawn Addition that have abandoned the property for more than a rent cycle. Notices have been sent and items stored the appropriate time. Items will be removed and disposed of. We have one unit in Eastlawn East that has abandoned, and we are waiting to provide appropriate notice and remove items.

Occupancy Report was presented and discussed

The annual ethics topics were reviewed and discussed.

**Resolution 2021 -02 RAD / CNA Certification**

After review of the budget and discussion of the recent third party inspection Commissioner Salem moved that Resolution 2021-02 be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon roll call the "Ayes" and "Nays" were as follows:

- Clements Aye
- Salem Aye
- Brecks Aye
- Ferguson Aye
- Bricker NA

**Resolution 2021 -03 LHA Audit FYE 6 30 2020**

After review of the and discussion of the audit results Commissioner Brecks moved that Resolution 2021-03 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 NA

**Resolution 2021 -04 NAF Eastlawn East Audit FYE 6 30 2020**

After review of the and discussion of the audit results Commissioner Brecks moved that Resolution 2021-04 be adopted as introduced and read, which motion was seconded by Commissioner Ferguson and upon roll call the "Ayes" and "Nays" were as follows:

- Clements Aye
- Salem Aye

Brecks Aye  
Ferguson Aye  
Bricker NA

Resolution 2021 -05 NAF PHA Agency Annual Plan

After review of the and discussion of the prepared agency plan Commissioner Salem moved that Resolution 2021-04 be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker NA

Roundtable discussion: Discussion was held about potential for future development

Meeting Adjourned 12:40 PM

Next Meeting: March 10 at 12:00 PM

Respectfully submitted

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Executive Director / Secretary