

**Lexington Housing Authority
Minutes 3-20-19**

The regular meeting of the Lexington Housing Authority was held Wednesday March 20, 2019, at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Chairman Vickie Clements, Vice – Chair John Salem, Kyle Ferguson and Bill Brecks along with Director Derek Haines from LHA. Vance Bricker was 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 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 February 13, 2019, 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.

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

Unfinished Business

NONE

New Business

Election of Officers

Commissioner Brecks made a motion to nominate Victoria Clements as Chairman. Second by Kyle Ferguson. Voting in favor were Brecks and Ferguson, Clements Abstained. Motion Carried.

Commissioner Brecks made a motion to nominate John Salem as Vice Chairman. Second by Kyle Ferguson. Voting in favor were Brecks, Ferguson and Clements. Motion Carried.

Directors Report

March 11, 2019

Activities since the last board meeting on January 9, 2019

General Business

LHA has recently undergone our audit that was to have been completed in December 2018. The reason of the delay is the fact the prior fee accountant had not gotten the reports completed in a timely fashion. Now that we have the reports I can begin to send information to the current fee accountant to begin the process of updating the numbers for the current year.

Lex Development Corp

I have contacted HUD about the partial release of the lots located on Oak street in Lexington for further development and also the lots on 4th street. The field director in charge of the lots on Oak is in favor of the release. I cannot get a response back on the 4th street lots. My suggestion is to move forward placing housing on the Oak street lot(s) when released and continue to try to get a release on the 4th street lots for future development.

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 4 units that are vacant as Feb 28, 2019 with one unit offline for repairs. As we had a couple units that required new carpet, we have installed vinyl flooring instead for an updated look and hopefully improved wear. 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 3 units vacant in this section as of Feb 28, 2019. Jim and his crew recently finished the remodel of number 59.

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 Feb 28, 2019 we have one vacancy at East Lawn East. I have one tenant who has been reported to Adult Protective Services by LHA and the Lexington Police Department. She appears to be unfit to remain in the property on her own. The actions taken by LHA are / were at the direction of our attorney. Per conversation with our attorney, we do not have grounds for eviction at this time but are building a case with repeated incidents. Adult Protective Services has informed me they have opened an investigation. The family has been contacted and we are hopeful they will take the appropriate actions necessary.

Pioneer Homes

We have one vacant unit that is to be occupied prior to the end of the month. This unit was also in need of new carpet so vinyl flooring was installed as an alternative.

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. We recently received approval from Holdrege and Phelps County to issue vouchers there. We will begin to interview in the area for tenants.

Legend Oaks

As of Feb 28, 2019 we have one vacancy at Legend Oaks I. The unit available is the middle unit of a triplex and we do not have anyone willing to take it. It has been offered multiple times.

Legend Oaks II

As of Feb 28, 2019 we were fully occupied at Legend Oaks I

Personnel

NONE

Evictions

LHA had no evictions this month.

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

Roundtable Discussion

None

Executive Session

None

Next meeting: April 10, 2018 at 12:00 PM

At 12:32 PM Chairman Clements adjourned the meeting.

Respectfully Submitted
Derek Haines, Executive Director

Chairman

Executive Director