

**Lexington Housing Authority
Minutes 05-08-19**

The regular meeting of the Lexington Housing Authority was held Wednesday May 8, 2019 at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Vice – Chair John Salem, Bill Brecks, Kyle Ferguson and Vance Bricker along with Director Derek Haines from LHA. Victoria Clements 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 Vice Chairman Salem 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 April 10, 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 Accountant Board Summary Reports for August 2018 and July 2018 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 Bricker, second by Commissioner Brecks. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, and Bricker. Nays: None. Motion Carried

Unfinished Business

NONE

New Business

Vacant Lots

Haines reported that he has contacted HUD about releasing the lots on Oak Street from the Declaration of Trust. Per the HUD Public Housing Field Rep this has been passed on to the HUD Attorney for final approval.

Haines reported he has also contacted the HUD Multi-Family Field Rep about releasing the lot on 4th Street from the Declaration of Trust. He has followed up but has heard nothing back from that rep at this time.

Quotes are being requested on pricing for manufactured homes to put on the lots when they are free and clear of HUD.

Directors Report

May 3,2019 Activities since the last board meeting on April 10,2019

General Business

HUD Field Reps Brian Wells and Jeanne Coats will be here on June 12th before 12:00 PM to visit with the board prior to the meeting.

Lex Development Corp

I am moving forward to get pricing on modular homes to place on our vacant lots once we get them released by HUD.

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 had one case go to the Nebraska Equal Opportunity Commission in which a tenant claimed she was wrongly evicted. The result of the investigation is still pending.

We added new coin operated washers and dryers to replace the old units. I increased the fee per load to help offset the cost.

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

We added new coin operated washers and dryers to replace the old units. I increased the fee per load to help offset the cost.

East Lawn East 101 - 118

Pioneer Homes

We put vinyl flooring in one of the units that was recently vacated. Although it is more expensive to install, it is my estimate that switching to vinyl flooring will show a cost savings in the long run.

Vouchers - See attached voucher report

John has started to schedule appointments in Holdrege and Phelps County to administer vouchers there.

Legend Oaks

I am getting insurance quotes on the properties prior to renewal in June 2019

Legend Oaks II

I am getting insurance quotes on the properties prior to renewal in June 2019

Personnel

Wage and performance reviews will be completed prior to June 30, 2019 which is our fiscal year end.

Evictions

LHA is processing one eviction this month.

Roundtable Discussion

None

Executive Session

None

Next meeting: June 12, 2018 at 12:00 PM

At 12:35 PM Vice Chairman Salem adjourned the meeting.

Respectfully Submitted
Derek Haines, Executive Director

Vice Chairman

Executive Director