

**Lexington Housing Authority
Minutes 6-10-2020**

The Annual and regular meeting of the Lexington Housing Authority was held Wednesday June 10, 2020 at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. THIS MEETING WAS HELD VIA TELECONFERENCE HOWEVER THE BOARD ROOM WAS AVAILABLE TO THE PUBLIC. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Vance Bricker, Bill Brecks and Kyle Ferguson along with director Derek Haines from LHA

NOTICE: Notice of the meeting was given in advance, thereof by posting in the local newspaper, 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 May 13, 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. Financial Reports including Board Summary Reports for April 2020 for all programs were 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 June 10, 2020.

Commissioner Salem moved that the resolution 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

Directors Report

Activities since the last board meeting on May 13, 2020

CORONAVIRUS

We 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.

General Business

We have begun to accept credit card payments and are in the process of getting the online applications set up.

Lex Development Corp

None

Training Dates / Travel

Any training will be done online and business travel is suspended until further notice.

Public Housing 1-50 and Scattered Sites

None

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

None

East Lawn East 101 – 118

None

Pioneer Homes

None

Vouchers

No report

Legend Oaks

No Report

Legend Oaks II

No Report

Personnel

None

Evictions / Court Actions

I have sent out two letters to begin the eviction process. One for Eastlawn and one for Eastlawn Addition. These evictions are for violations other than nonpayment of rent.

Resolution of the Lexington Housing Authority Board of Commissioners

The following resolution was introduced by Derek Haines, Executive Director; read in full and considered:

Resolution authorizing the Executive Director to process an application to HUD for the disposition of 32 scattered site units and three adjacent vacant lots from the Lexington Housing Authority to the Lexington Housing Development Corporation for \$1.

Be it resolved by the Commissioners of the Lexington Housing Authority that
Resolution 2020 - 12

WHEREAS,

In order to facilitate the proper maintenance of our 32 unsustainable scattered site units and retain their affordable character for the community;

WHEREAS, we have determined that disposing of the 32 units will not negatively impact the remaining 49 units in Eastlawn;

WHEREAS, on April 23, 2020 the members of the Lexington Housing Authority Board of Commissioners voted to approve the 2021 Five Year and Annual Plan that included the disposition of the scattered site units and vacant land;

WHEREAS, the disposition of public housing property requires advance approval of HUD, and the Lexington Housing Authority is submitting an application to HUD to obtain the appropriate authorization; and

WHEREAS, the Lexington Housing Development Corporation has agreed to purchase the property for \$1 and retain its affordable aspects for 30 years.

NOW, THEREFORE, BE IT RESOLVED that the Lexington Housing Authority Board of Commissioners approves the submission of the application to HUD for approval of the disposition of the 32 scattered site units and adjacent 3 lots; and

FURTHER RESOLVED, that Derek Haines, Executive Director, is authorized on behalf of the Lexington Housing Authority, to execute, provide certifications and deliver the documents necessary for such application to HUD with such modifications as the Executive Director determines to be necessary or advisable, such determination to be conclusively evidenced by his execution thereof.

FURTHER RESOLVED, the Board of Commissioners has adopted this Consent Action as of this day, June 10, 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 Aye
Ferguson Aye
Bricker Aye

The Chairman thereupon declared said motion carried and said resolution adopted on May 13, 2020.

adopted on June 10, 2020.

REVIEW ENTITY WIDE OPERATING BUDGET FOR FY ENDING 06-30-2021

The following resolution was introduced by Derek Haines, Executive Director; read in full and considered:

RESOLUTION NUMBER 2020 – 13

After the Commissioners of the Lexington Housing Authority reviewed the proposed budget for the Lexington Housing Authority Entity Wide Projects, they found the expenditures to be necessary in the efficient and economical operation of the individual programs.

THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that they approve and adopt the LHA Entity Wide Operating Budget for the Fiscal Year Ending June 30, 2021.

Commissioner Bricker moved that the foregoing resolution be adopted as introduced and read, with the understanding that HUD expects the Lexington Housing Authority to use reserves to balance the budget, 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 Aye

The Chairman thereupon declared said motion carried and said resolution adopted.

Adopted June 10, 2020

DOUBTFUL ACCOUNTS TO WRITE-OFF

The following resolution was introduced by Derek Haines, Executive Director; read in full and considered:

RESOLUTION NUMBER 2020-14

Whereas: The Housing Authority of the City of Lexington has reviewed the Accounts Receivable of the following:

Eastlawn

95958	939.09
95921	702.00
	\$1,641.09

Scattered Sites

95751	2,463.61
95734	2,128.39
	\$4,592.00

Commissioner Brecks moved that the foregoing resolution 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

At 12:07 Commissioner Salem moved to go into Executive Session to discuss Payroll. Second by Commissioner Brecks.

Clements Aye
Salem Aye
Brecks Aye
Ferguson Aye
Bricker Aye

At 12:10 Commissioner Salem moved to exit Executive Session to discuss Payroll. Second by Commissioner Brecks.

Roundtable discussion:

Commissioner Brecks stated housing project will be starting on Taft Street near LHA. There is potential for LHA to purchase some units if interested. Haines will look into the option.

Commissioner Bricker questioned the lawn at Legend Oaks. When it was last mowed it was hot and Haines feels the tires burned the lawn. LHA has been watering extensively at the recommendation of a lawn professional to correct the issue.

Meeting Adjourned 12:15 PM

Next Meeting: July 8, 2020 at 12:00 PM