

**Lexington Housing Authority
Minutes 07-10-19**

The regular meeting of the Lexington Housing Authority was held Wednesday July 10th at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Chairman Victoria Clements, Vice – Chair John Salem, Bill Brecks, and Kyle Ferguson 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 Salem at 12:02 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 June 19, 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 the Investment Report, Grant Report and Accountant Board Summary Reports 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 Brecks, second by Commissioner Ferguson. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, and Clements. Nays: None. Motion Carried

Unfinished Business

NONE

New Business

Vacant Lots – Haines will follow up with HUD with respect to releasing the lots

Directors Report

July 5, 2019

Activities since the last board meeting on June 19,2019

General Business

None

Lex Development Corp

I am moving forward to get a release of our vacant lots currently under HUD Declaration of Trust. I am working on both Public Housing and our Multi Family side to get the lots released.

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 am pursuing a two options for repositioning through HUD. One is a streamlined voluntary conversion and the other

is a streamline version of Rental Assistance Demonstration (RAD). I will be on a call July 15th with HUD experts to assist in determining the best option for LHA.

I am going to apply for the RAD option and provide our tenants the proper notices. This will begin the RAD process and secure a position for us.

We can withdraw the application with no ill effects if it is determined this is not the best option for LHA.

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

We had a Management and Occupancy Review on June 11. I have just received the results and we will respond to the issues by July 21. I will report in more detail next month.

East Lawn East 101 – 118

No Report

Pioneer Homes

No Report

Vouchers

No report

Legend Oaks

No report

Legend Oaks II

No report

Personnel

No report

Evictions / Court Actions

LHA does not have any pending evictions

LHA is filing a case against a tenant for damages in excess of \$3,600 stemming from a recent eviction. We will also have a small claims case of approximately \$1,000 that has been filed this week.

Resolution 2019 – 13 Ban and Bar Policy

The Ban and Bar Policy was presented to the Board for approval. After review and discussion a motion to approve resolution as presented was made by Commissioner Salem, second by Commissioner Ferguson. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Ferguson and Clements. Nays: None

Roundtable Discussion

None

Executive Session

None

Next meeting: August 14, 2019 at 12:00 PM

At 12:25 PM Vice Chairman Clements adjourned the meeting.

Respectfully Submitted
Derek Haines, Executive Director

Vice Chairman

Executive Director