

**Lexington Housing Authority
Minutes 08-14-2019**

The regular meeting of the Lexington Housing Authority was held Wednesday August 14, 2019 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 Vance Bricker along with director Derek Haines from LHA. Kyle Ferguson 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 July 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 the Investment Report, Grant Report and Accountant Board Summary Reports for April to June 2019 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 Salem. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Bricker and Clements. Nays: None. Motion Carried

Directors Report

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 was 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. This will require a board resolution and a tenant meeting prior to submitting the application.

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

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

The Management Occupancy Review has been completed and we have submitted answers to the findings.

East Lawn East 101 – 118

No Report

Pioneer Homes

No Report

Vouchers

No report

Legend Oaks

No report

Legend Oaks II

No report

Personnel

Kim Sosa is leaving her employment at LHA and Jodi Phillips has been hired to take her spot.

Evictions / Court Actions

LHA does not have any pending evictions. LHA did obtain a judgement for \$3600 for damages and past due rent from a tenant and we obtained a small claims judgement in the amount of \$1,254 in another case for past due rents.

Resolution 2019 – 14 Enterprise Income Verification System

This resolution, addressed policy deficiencies discovered during the Management Occupancy Review of East Lawn Addition. Director Haines purchased a policy and adopted it to fit LHA.

A motion to approve resolution as presented was made by Commissioner Brecks, second by Commissioner Bricker.

After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Bricker and Clements. Nays: None.

Motion Carried

Resolution 2019 – 15 Capital Fund Budget Review

Director Haines reported changes to the five year action plan and a correction to the capital fund budget. The changes move funds to operations so that LHA can use the funds during the normal course of operations and also to move funds for the purchase of a bed bug heat treatment machine.

A motion to approve resolution as presented was made by Commissioner Salem, second by Commissioner Brecks.

After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Bricker and Clements. Nays: None.

Motion Carried

Executive Session

None

Next meeting: September 11, 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