

**Lexington Housing Authority  
Minutes 09-11-2019**

The regular meeting of the Lexington Housing Authority was held Wednesday August 14, 2019 at 609 East 3<sup>rd</sup> 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 3<sup>rd</sup> 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 Aug 14,2019 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, Check Register 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, Bricker and Clements. Nays: None. Motion Carried

**Directors Report**

9-2-2019

**General Business**

We purchased and installed several security cameras in and around the office area.

I am looking into a payment processing source for credit / debit cards and e-checks. The fee to the tenant for processing a payment is 3% of the amount for credit / debit cards. The fee for e-checks is only \$2.00 for any amount. We are asking tenants as they come in to pay rent if they would be interested in the ability to pay online via e-check and will move forward if there is enough demand. Our other option would be to open a regular merchant account and we would be charged 2% for credit / debit card transactions. We could pass all or part of that fee on to the tenant.

**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 two options for repositioning through HUD. One is a streamlined voluntary conversion and the other is a streamline version of Rental Assistance Demonstration.

I have a resolution for the board today with respect to the RAD (CHAP) Application. This will require a board resolution and tenant meetings prior to submitting the application. 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 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**

We completed a NIFA desk audit of our files and are waiting the results. We had a physical inspection of 12 of our 21 units. Three deficiencies were found. A leaking hot water heater, a bathroom sink stopper didn't operate correctly, and a toilet was loose on the flange. The inspector stated in his general notes "Property was very clean, very well groomed, well maintained, having great curb appeal. A top-quality property."

**Legend Oaks II**

We completed a NIFA desk audit of our files and are waiting the results. We had a physical inspection of 11 of our 18 units. There no deficiencies found on this property. The inspector stated in his general notes "Property was very well groomed, very well maintained, clean, having great curb appeal. This is a zero-deficiency property and for that I tip my hat to Management, Staff, and Residents for all their hard work in keeping up such an amazing property."

**Personnel**

None

**Evictions / Court Actions**

None

**RAD Application Authorization RESOLUTION NUMBER 2019 – 17**

After discussion of the RAD Repositioning Option to reposition Eastlawn Apartments and Scattered Sites from Federal Public Housing, it is hereby approved and accepted to submit an Application for a Commitment Into Entering a Housing Assistance Payment Contract and authorizes meetings to be set up with the tenants as required by HUD. Commissioner Bricker moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon call the "Ayes" and "Nays" were as follows: Clements Aye Salem Aye Brecks Aye Ferguson NA Bricker Aye

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

Adopted September 11, 2019

**Executive Session**

None

Next meeting: October 16, 2019 at 12:00 PM

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

Respectfully Submitted  
Derek Haines, Executive Director

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Chairman

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Executive Director