

**Lexington Housing Authority
Minutes 9-9-2020**

The Annual and regular meeting of the Lexington Housing Authority was held Wednesday September 9, 2020 at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. THIS MEETING WAS OFFERED VIA TELECONFERENCE OR IN PERSON AS THE BOARD ROOM WAS AVAILABLE TO COMMISSIONERS AND PUBLIC. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Bill Brecks along with director Derek Haines from LHA. Absent were Kyle Ferguson and Vance Bricker.

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 August 12, 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.

Grant funds report was presented to the Commissioners for consideration and approval.

Financial Reports including Board Summary Reports for ELE 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 September 9, 2020.

Vice Chairman Salem moved that the resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye
Salem Aye
Brecks Aye
Ferguson NA
Bricker NA

Directors Report

Activities since the last board meeting on August 12, 2020

CORONAVIRUS

We continue to 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

Security Cameras are being installed around the exterior of the properties. Interior cameras will be installed in the laundry rooms and office lobby.

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

We are still pursuing the Section 18 Disposition to remove the Scattered Sites from Public Housing and then will complete the RAD Transaction to remove Eastlawn Apartments from Public Housing.

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

Management and Occupancy Review completed on August 11, 2020. LHA scored satisfactory.

East Lawn East 101 – 118

We have had a number of people leave the ELE Facility due to the fact they need additional care. There are a couple more tenants who will soon need additional care and may move out. We are working on getting applicants for the property. Annual Audit rescheduled for November.

Pioneer Homes

None

Vouchers

We have begun to offer direct deposit payments to our voucher landlords. We will have this available to all landlords effective August 1, 2020

Legend Oaks

No Report

Legend Oaks II

No Report

Personnel

None

Evictions / Court Actions

We have one tenant we are pursuing eviction action on at this time.

Occupancy Report was presented and discussed

Resolution 2020 – 15 Utility Allowances. The utility allowances beginning 1-1-2021 were presented and approved

Roundtable discussion: Discussion was held about potential for future development

Meeting Adjourned 12:30 PM

Next Meeting: October 14 at 12:00 PM

Respectfully submitted

Executive Director / Secretary