

**Lexington Housing Authority
Minutes 01-09-2018**

The regular meeting of the Lexington Housing Authority was held Wednesday January 9, at 609 East 3rd Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were 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 annual meeting was called to order by Vice Chairman Salem 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 November 10, 2018 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 expenses owed, and capital grant funding were presented to the Commissioners for consideration and approval. Director Haines will request again for the next meeting.

A motion to approve the consent agenda items as presented was made by Commissioner Salem, second by Commissioner Ferguson. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks and Ferguson . Nays: None. Motion Carried

Unfinished Business

NONE

New Business

Directors Report
January 4, 2019

Activities since the last board meeting on November 7, 2018

General Business

Effective Jan 1, 2019 LHA is no longer accepting cash payments. I am looking into getting a credit card processor but need to insure the deposits can be deposited into multiple accounts. To date we have not had many requests to take a card.

Development

NONE

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

We have 3 units that are vacant as Dec 31. We are working with people on the waiting list to occupy the vacant units as soon as they are ready. We need to purchase more carpet for these units. I am looking into a better quality of carpet or vinyl flooring with hopes it will last longer in the units.

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

We have 2 units vacant in this section as of December 31. We are working to fill the vacancies and have a couple prospects but are limited to those 62 years old or disabled persons. We are working on advertising the vacancies and getting the word out to other organizations in town that may know people who could use assistance.

East Lawn East 101 - 118

As of December 31, we have one vacancy at East Lawn East. I did just submit the contract renewal for 2018 – 2019 for this project.

Pioneer Homes

All units are full at this time

Vouchers - See attached voucher report

We are working on issuing additional vouchers and looking to issue some throughout Dawson County. One stumbling block on the vouchers is the landlords who do not always keep the properties up to code.

Legend Oaks

As of Jan 1 we were fully occupied at Legend Oaks I

Legend Oaks II

As of Jan 1 we were fully occupied at Legend Oaks I

Personnel

Patti Barber, LHA will continue to work part time until we are trained on her duties. I have made arrangements with our fee accountant to outsource some of the duties Patti has completed for us.

Evictions

LHA had no evictions this month.

Occupancy Report: The Occupancy Report was presented to the Commissioners for review and discussion.

Resolution 2019 – 01 Disposition of Tenant Property Policy

After review of Resolution 2019 – 01 Admissions and Continued Occupancy Policy which outlines the policy LHA will follow with respect to admissions and occupancy at LHA . LHA will provide a 30 day public comment period after which the policy will be adopted on March 1, 2019. Leases will be adjusted accordingly. A motion to approve the resolution pending changes to the resolution number and the name of the director was made by Commissioner Brecks and a second was made by Commissioner Ferguson. Vice Clements called for a vote. All in favor, motion carried.

Roundtable Discussion

It was mentioned the City of Lexington may be willing to loan LHA some funding to build dwelling units on the lot behind EastLawn Addition. Director Haines will check with HUD to see if this can be done as there is potentially a Deed of Trust covering that lot. Commissioner Brecks stated there has been an administrative survey completed on the lot. Haines will check with HUD when the Federal Government is back in business.

Executive Session

NONE

Next meeting: February 13, 2018 at 12:00 PM if needed.

At 12:32 PM Chairman Clements adjourned the meeting.

Respectfully Submitted
Derek Haines, Executive Director

Chairman

Executive Director