

**Lexington Housing Authority
Minutes March 10, 2021**

The regular meeting of the Lexington Housing Authority was held Wednesday March 10 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 Vice Chairman John Salem, Bill Brecks and Kyle Ferguson along with director Derek Haines from LHA. Absent was Chairman Victoria Clements and Vance Bricker.

NOTICE: Notice of the meeting was given in advance, thereof by posting in the 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. This meeting was made available as a conference call due to the spike in COVID 19 cases in the area.

CALL TO ORDER: The regular 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 February 17, 2021 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.

Accounts to be charged off 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 March 10, 2021.

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

Clements NA
Salem Aye
Brecks Aye
Ferguson Aye
Bricker NA

Directors Report

Activities since the last board meeting on February 17, 2021

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. With the recent increase in cases in Nebraska it is likely I will keep the community rooms closed.

General Business

I have reached out for a source to provide internet service to our tenants. I discovered a company that would sell a router and offer internet service to the tenants, however this is based on a T-Mobile service and we are in the limited coverage area. To provide internet to the tenants we would have to put up a tower which would come at a cost of approximately \$40,000.00. A local company can install wireless transmitters and we should be able share the internet service from the halls to the property at a lesser cost. This will also allow maintenance to access wifi on their Ipads throughout the property and we may be able to drop the internet service at the shop and Wilma Buckley Hall. I am looking into a streaming TV service for when we can open the community rooms.

Lex Development Corp

We are working toward the "sale" of the scattered site properties to the Lex Development Corp to complete the Section 18 Disposition portion of our efforts to remove 32 units from public housing. Documents are still being reviewed by the HUD Omaha Office of General Counsel. Once complete a RAD Conversion will be used to remove the remaining 49 units from public housing.

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

None

East Lawn East 101 – 118

We have had several people leave the ELE Facility due to the fact they need additional care.

Pioneer Homes

None

Vouchers

None

Legend Oaks

No Report

Legend Oaks II

No Report

Personnel

None

Evictions / Court Actions

None

Roundtable discussion: Discussion was held about potential for future development

Meeting Adjourned 12:40 PM

Next Meeting: April 14 at 12:00 PM

Respectfully submitted

Executive Director / Secretary