

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
APRIL 17, 2018

The meeting of the Board of Commissioners was called to order by Chairman, Manfred Reid, Sr., at 3:32 p.m. Members present were Manfred Reid, Sr., Dr. Dubofsky, Rev. Geoffrey Ellis, Carey Hearn, Lance Gilbert, and Thelma Martin. Absent was Bryan Cole.

Others present were: Wavid Wray, Deputy Executive Director; Directors; Staff and Vickie Fields, Executive Secretary. Rev. David Snardon, Loris Caldwell, Valerie Washington, Barbara Haighton, Walter Jones, Jr., Angus Dickerson, Greg Wright, R. Shawn Summerville, Cecil Calhoun, Giovanni Lusa, Bud Dorsey, Troy Duncan Sr., Bill Weyland and Charles Cash were also in attendance.

Dr. Dubofsky made a motion to approve the minutes of LMHA's regular meeting held on March 20, 2018, Ms. Martin seconded. Motion carried by unanimous vote.

Rev. Ellis stated that he wants to make a motion to table Resolutions A, "Approval of Beecher Russell Master Development Agreement", Resolution B, "Approval of Additional Services Agreement for Beecher Phase I Planning and Design Services", and Resolution C, "Approval of Additional Services Agreement for Beecher Phase I Demolition and Infrastructure Site Improvements". Lance Gilbert seconded. Motion carried by unanimous vote.

Dr. Dubofsky made a motion to adopt Resolution 5d "Approval to Renew Annual Architectural Contract with Luckett & Associates". Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 25-2018 (4/17/18)

WHEREAS, the Louisville Metro Housing Authority has entered into an Amended and Restated Development Agreement with DOWNTOWN EDGE, LLC for development within the Liberty Green HOPE VI project site; and

WHEREAS, DOWNTOWN EDGE, LLC has submitted a proposal for construction of 10 home ownership units on Marshall Street on Lots 117, 118, 119, 120, 121, 122, and 123 (includes 4 low income units) and 4 homeownership units on Hancock Street on revised lots 127A, 128A, 129A, and 129B; and

WHEREAS, the 14 residential unit project has been reviewed and approved by the Liberty Green Design Review Committee; and

WHEREAS, the Louisville Metro Housing Authority will convey to DOWNTOWN EDGE, LLC, real estate consisting of 22,041 square feet to be valued at the current appraised fair market value of \$5.64/sq. ft. for a total sales price payable to the Authority in the amount of \$124,311.24 at project closing.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the sale of the Liberty Green real estate lots for the construction of 14 residential units to DOWNTOWN EDGE, LLC in the amount of \$124,311.24 to be paid at project closing is approved. Tim Barry, Executive Director and Contracting Officer, is hereby authorized to sign all documents for this transaction.

Ms. Martin made a motion to adopt Resolution 5e "Approval to Renew Annual Architectural Contract with Luckett & Associates". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 26-2018 (4/17/18)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for architectural services when necessary in the course of agency operation; and

WHEREAS, in 2014, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Luckett & Associates to provide the requisite services for a period of one year; and

WHEREAS, the contract awarded to Luckett & Associates included an option provision whereby LMHA may extend the contract for up to four additional years.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute a contract modification exercising the fourth option to renew the general annual architectural services contract with Luckett & Associates one additional year with an annual fee not to exceed \$300,000.

Mr. Gilbert made a motion to adopt Resolution 5f "Approval to Renew Annual Architectural Contract with Sherman-Carter-Barnhart". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 27-2018 (4/17/18)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for architectural services when necessary in the course of agency operation; and

WHEREAS, in 2014, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Sherman-Carter-Barnhart Architects, PSC to provide the requisite services for a period of one year; and

WHEREAS, the contract awarded to Sherman-Carter-Barnhart Architects, PSC included an option provision whereby LMHA may extend the contract for up to four additional years.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute a contract modification exercising the fourth option to renew the general annual architectural services contract with Sherman-Carter-Barnhart Architects, PSC one additional year with an annual fee not to exceed \$300,000.

Mr. Hearn made a motion to adopt Resolution 5g "Authorization for Annual Concrete Repair and Replacement Contract". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 28-2018 (4/17/18)

WHEREAS, funds for concrete repair and replacement are contained in the 2018 Operating Budget; and

WHEREAS, staff developed a bid proposal for concrete repair and replacement at various LMHA sites; and

WHEREAS, on March 13, 2018, bids were received and tabulated; and

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WHEREAS, staff reviewed the bids received and determined Innovative Concrete Design & Construction, Inc. to be the most responsive and responsible bid received; and

WHEREAS, Management recommends award of this contract to Innovative Concrete Design & Construction, Inc. for one year, with four one-year renewal options.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to enter into a contract with Innovative Concrete Design & Construction, Inc. for concrete repair and replacement as needed for various LMHA sites, in an amount not to exceed \$180,000 annually.

Dr. Dubofsky made a motion to adopt Resolution 5h "Approval of Contracting Officer Designation and Check Signing Authorization for Louisville Metro Housing Authority". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 29-2018 (4/17/18)

WHEREAS, the Executive Director of the Louisville Metro Housing Authority is granted the authority to act as the contracting officer and authorized bank signatory for the agency; and

WHEREAS, Tim Barry will retire effective April 20, 2018 and Lisa Osanka has been appointed by the Mayor as the Interim Executive Director;

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that Lisa Osanka, Interim Executive Director, is granted the authority to act as the Contracting Officer for the Louisville Metro Housing Authority and all related entities in all matters of procured contracts, real estate transactions, Housing and Urban Development Grant Agreements, Interagency Agreements with Louisville Metro Government and other State and Local Agencies, and all other approved documents; and, in the event that the Interim Executive Director is required to be out of office, Wavid Wray, Deputy Executive Director of Finance shall be authorized to sign said documents; and

BE IT ALSO RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that Lisa Osanka, Interim Executive Director, and Wavid C. Wray, Deputy Executive Director of Finance, are authorized signatories for disbursements from all Louisville Metro Housing Authority and related entity bank accounts.

Mr. Gilbert made a motion to adopt Resolution 5i "Approval of FY 2019 Moving To Work Annual Plan". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 30-2018 (4/17/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville, executed a Moving to Work (MTW) Agreement on August 2, 1999 and an Amended and Restated Agreement on April 15, 2008, which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

WHEREAS, as part of the Amended and Restated MTW Agreement, and MTW Annual Plan for Fiscal Year 2019 must be developed and submitted to HUD to formally enable the Housing Authority to fully use the policy and budget flexibility provided to public housing agencies participating in the MTW Program; and

WHEREAS, a Board Resolution approving the proposed MTW Annual Plan and required Certifications must be included in the submission provided to HUD; and

WHEREAS, the proposed FY 2019 MTW Annual Plan was made available for public comment between March 14, 2018 and April 12, 2018 and a public hearing was held on March 22, 2018, to discuss the Proposed FY 2019 MTW Annual Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY 2019 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute and submit the Plan to the U.S. Department of Housing and Urban Development.

Ms. Martin made a motion to adopt Resolution 5j "PHA Resolution in Support of Acquisition of 600 South 7<sup>th</sup> Street". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 31-2018 (4/17/18)

WHEREAS, Louisville Metro Housing Authority (LMHA) has to relocate the Section 8 office at 801 Vine Street as the building is in a deteriorated condition and is in the process of being sold for future development; and

WHEREAS, LMHA has reviewed an office building at 600 South 7<sup>th</sup> Street and 702 West Chestnut Street as a new location for the Section 8 office, and which could also house additional LMHA staff; and

WHEREAS, the freestanding building is owned by Realco Limited Liability Company located in West Virginia; and

WHEREAS, funds to purchase the aforementioned property will be expended from Section 8 Reserve Funds; and

WHEREAS, LMHA staff will submit the necessary documentation to the U.S. Department of Housing and Urban Development for approval of the acquisition of the property.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to purchase 600 south 7<sup>th</sup> Street for \$2,800,000 plus approximately \$100,000 in additional closing costs in accordance with HUD requirements and subject to HUD approval.

Ms. Martin made a motion to adopt Resolution 5k "Award of Construction Contract for Historic Porch Restoration at 1131 South 6<sup>th</sup> Street". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 32-2018 (4/17/18)

WHEREAS, Capital Funds have been allocated for the Historic Porch Restoration at 1131 South 6<sup>th</sup> Street; and

WHEREAS, C. L. Anderson Architecture has developed construction documents for this project; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender, and on April 10, 2018 bids were received and tabulated for the contractor to perform the work; and

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WHEREAS, the term of the construction contract will be for 180 calendar days;  
and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Innovative Concrete Design & Construction, Inc. in the amount of \$125,000.00 is the lowest responsive and responsible bid received, and recommends award of the contract to them.


NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to enter into a contract with Innovative Concrete Design & Construction, Inc. in the amount of \$125,000.00 for the Historic Porch Restoration at 1131 South 6<sup>th</sup> Street.

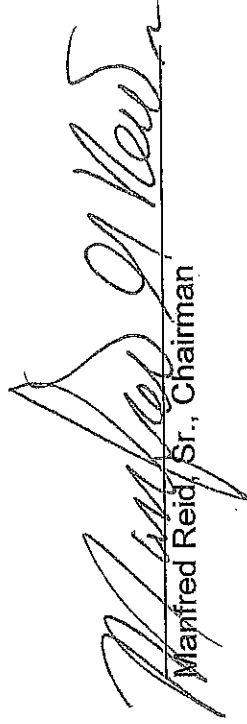
Mr. Gilbert moved that a Board resolution be prepared to recognize and honor Mr. Tim Barry. Dr. Dubofsky seconded and approved by Rev. Ellis and Mr. Hearn.

Rev. Ellis motioned to go into Executive Session, seconded by Dr. Dubofsky. Motion carried by unanimous vote. The Board retired to Executive Session at 4:10 p.m. to discuss Ongoing Litigation and Real Estate.

The Board returned to Open Session at 4:24 p.m.

There being no further business to come before the Board, Mr. Hearn motioned to adjourn, seconded by Mr. Gilbert. Motion carried by unanimous vote. The Board adjourned at 4:25 p.m.

  
Vickie J. Fields, Executive Secretary

  
Manfred Reid, Sr., Chairman