

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
AUGUST 20, 2019

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:34 p.m. Members present were Rev. Geoffrey Ellis, Mr. Lance Gilbert, Mr. Cary Hearn, Ms. Lisa Nicholson (on video call), and the Mayor's Designee, Ms. Mary Ellen Wiederwohl. Absent was Mr. Bryan Cole (excused), and Ms. Gena Harris.

Others present were: Ms. Lisa Osanka, Executive Director; Directors; Mr. Richard Nash, III, Attorney; Ms. Vickie Fields, Executive Secretary; Staff; Rev. Greg Wright, Mary Simmons, Talonda Holland and Laura Kinsell-Baer.

Announcements:

Ms. Osanka relayed to the Board that LMHA is now in the 21<sup>st</sup> century and has Board member Professor Nicholson via Skype.

Rev. Ellis stated that he and Mr. Reid just came from seeing Ms. Thelma Martin and that she was in good stead and even walked them to the door and said she missed everyone.

Committee Reports:

Mr. Gilbert stated that a Choice Neighborhood Subcommittee was held, and that the Committee would be coming to the Board with another budget for the next section of Beecher Terrace. Also, in the meeting, Mr. Gilbert said the Committee wants to see how LMHA's investments in other Choice Neighborhoods and HOPE VI properties are doing and then reporting back to the Board with findings.

Rev. Ellis asked James Thomas to give an update on the Safety and Security Committee. Mr. Thomas informed the Board of the HALO program vacancies and interviews that would take place this evening. Mr. Ken Heacox also gave an update, per Rev. Ellis, on the progress at Dosker Manor.

Approval of Minutes:

Mr. Gilbert made a motion to approve the minutes of LMHA's regular meeting held on July 16, 2019, Rev. Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Ms. Osanka made the Board aware that on Resolution 5a, a typo on the amount not to exceed under the Alternatives Section A existed. Ms. Osanka also stated that she wanted to amend the amount not to exceed from \$80,000 to \$40,000 on the Resolution.

Rev. Ellis made a motion to adopt the amended Resolution 5a "Authorization to Renew Contract for Siding and Gutter Repair/Replacement." Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 72-2019 (8/20/19)

WHEREAS, the Louisville Metro Housing Authority is required by HUD to maintain the gutters and siding on all the properties that we manage at various sites throughout the agency; and

WHEREAS, the Authority has allocated funds from its 2020 operating budget for Siding & Gutter Repair/ Replacement; and

WHEREAS, specifications were developed and advertised June 20th, 2018 in The Courier Journal and The Louisville Defender; and

WHEREAS, bids were received and opened on July 10<sup>th</sup>, 2018 for Siding & Gutter Repair/Replacement; and

WHEREAS, staff reviewed the bids received and determined L. H. Barrett Co. LLC to be the most responsive and responsible bid received; and

WHEREAS, Management recommends award of this contract to L. H. Barrett Co. LLC for one year, with four one-year renewal options; and

WHEREAS, L.H. Barrett Co. has exercised the initial one-year contract; and

WHEREAS, LMHA and L.H. Barret Co. would like to exercise the first one-year renewal option.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a one-year contract with L. H. Barrett Co. LLC, with three one-year renewal options, for Gutter & Siding Repair/Replacement for the period beginning September 1, 2019 through August 31, 2020 in the amount of not to exceed \$ 40,000.00.

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Mr. Gilbert made a motion to adopt Resolution 5b "Authorization for the Procurement for Elevator Maintenance Service Contract." Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 73-2019 (8/20/19)

WHEREAS, the Louisville Metro Housing Authority is required to provide maintenance service on all elevator equipment at Dosker Manor, Building "A", "B", and "C", St. Catherine Court, Avenue Plaza, Lourdes Hall, 801 Vine St., St. Martin's, H. Temple Spears, Will E. Seay Plaza, and the United Building for passenger and freight elevators; and

WHEREAS, Abell Elevator International who currently holds the state contract for this type of work, presented a quote of \$123,000 annually for maintenance service, \$203.00/regular hour and \$304.50/overtime hour for non-contract service with a \$.80 per mile from portal to portal.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to award the elevator maintenance service contract to Abell Elevator International for a period beginning September 1, 2019 through August 31, 2020 for a total amount not to exceed \$500,000 annually.

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Mr. Hearn made a motion to adopt Resolution 5c "Approval of Updated Family Self-Sufficiency Program Action Plan." Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 74-2019 (8/20/19)

WHEREAS, Section 554 of the National Affordable Housing Act mandated public housing authorities implement a Family Self-Sufficiency (FSS) Program beginning with fiscal year 1993; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) required each PHA to operationalize its FSS Program via an Action Plan that was submitted to HUD for approval; and

WHEREAS, the Louisville Metro Housing Authority has recently sought and received permission under its Moving-To-Work authority to make substantial changes to its FSS program; and

WHEREAS, the current HUD-approved Louisville Metro Housing Authority FSS Action Plan was recently updated with changes including those authorized under Moving-To-Work; and

WHEREAS, the Louisville Metro Housing Authority's Board of Commissioners must approve the updated FSS Action Plan prior to the Plan's submission to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the updated Family Self-Sufficiency Action Plan is approved.

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Discussions:

Talonda Holland and Mary Simmons (Urban Strategies Inc), along with Laura Kinsell-Baer (McCormack Baron Salazar) gave their Beecher Terrace updates to the Board and answered questions.

Executive Session:

Mr. Gilbert motioned to go into Executive Session, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:28 p.m.

The Board returned to Open Session at 5:00 p.m.

Other Business:

There being no further business to come before the Board, Ms. Wiederwohl motioned to adjourn, seconded by Mr. Gilbert. Motion carried by unanimous vote.

The Board adjourned at 5:01 p.m.

  
Manfred Rein, Sr., Chairman

  
Vickie J. Fields, Executive Secretary