

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
DECEMBER 17, 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, Ms. Gena Harris, Mr. Cary Hearn, and Ms. Mary Elizabeth Miles. Absent were Mr. Bryan Cole, Ms. Lisa Nicholson (excused) and Ms. Mary Ellen Wiedenwohl (excused).

Others present were: Ms. Lisa Osanka, Executive Director; Mr. Wavid Wray, Deputy Executive Director; Directors; Mr. Richard Nash, III, Attorney; Ms. Vickie Fields, Executive Secretary; Staff; David James, Lee Ann Watters and Ann Hagan Grigsby.

Announcements:

Mr. David James spoke to the Board regarding 13<sup>th</sup> and Hill (Parkway Place) and the Russell Redevelopment.

Committee Reports:

Mr. Gilbert stated that the Finance and Audit Committee met and LMHA is very healthy financially and well positioned for good financial strength.

Rev. Ellis stated that he has a written Safety Committee Report that he can send to the Board.

Approval of Minutes:

Mr. Gilbert made a motion to approve the minutes of LMHA's regular meeting held on November 19, 2019, Ms. Harris seconded. Motion carried by unanimous vote.

Resolutions:

Mr. Hearn made a motion to adopt Resolution 5a "Authorization for the Emergency Procurement for Demolition of 2429 W. Broadway". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 99-2019 (12/17/19)

WHEREAS, the Louisville Metro Housing Authority is required to adequately maintain all property and ensure that all structures are safe and in habitable condition; and

WHEREAS, Louisville Metro Government declared the vacant property at 2429 W. Broadway as an imminent threat to health and safety and in danger of further collapse and ordered an Emergency Demolition; and

WHEREAS, the LMHA Executive Director and Contracting Officer deemed an emergency procurement of Louisville Metro Government for emergency demolition services due to the imminent threat to health and safety; and

WHEREAS, prior to emergency demolition, Louisville Metro Government also conducted asbestos testing and abatement, historical review, and other environmental impact studies; and

WHEREAS, as part of an annual contract for emergency demolition services Louisville Metro Government ordered a demolition contractor to demolish the structure which resulted in a cost of \$22,087.87.

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 reimburse Louisville Metro Government for Emergency Demolition of the vacant property at 2429 W. Broadway in the amount of \$22,087.87.

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Mr. Gilbert made a motion to adopt Resolution 5b "Authorization for Annual Shingle Roof Repair and Replacement Contract". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 100-2019 (12/17/19)

WHEREAS, the Louisville Metro Housing Authority (LMHA) is required to maintain, repair and replace all roofs as needed at all LMHA properties; and

WHEREAS, specifications were developed, advertised, and bids received on November 5, 2019, for Shingle Roof Repair and Replacement at Various Sites as needed for all LMHA sites; and

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

WHEREAS, the Evaluation Committee recommend award of this contract to L.H. Barrett Co., LLC 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, Lisa Osanka, is hereby authorized to enter into a contract with L.H. Barrett Co., LLC for repairs and replacement of roofs as needed for all LMHA sites, in an amount not to exceed \$100,000 annually.

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Ms. Miles made a motion to adopt Resolution 5c "Authorization for Renewal Contract for Dumpster Pickups/Disposal". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 101-2019 (12/17/19)

WHEREAS, the Louisville Metro Housing Authority has identified funds for a dumpster pick-up and disposal contract for all LMHA properties in the 2020 Operating Budget; and

WHEREAS, specifications were developed for these services and the contract advertised for bids on November 9, 2016; and

WHEREAS, staff reviewed the bids received and determined Waste Management to be the most responsive and responsible bid received at a monthly amount of \$14,456.10 and an annual price of \$173,473.20; and

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WHEREAS, Waste Management was awarded the contract for one (1) year, with four (4) one-year renewal options; and

WHEREAS, the initial year and first one-year renewal have expired, and the second one-year renewal expires on December 31, 2019; and

WHEREAS, LMHA and Waste Management would like to exercise the third 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 Waste Management to provide dumpster pick-up and disposal services to all LMHA properties for an amount not to exceed \$173,473.20 (\$14,456.10 each month) beginning the month of January 2020.

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Mr. Gilbert made a motion to adopt Resolution 5d "Approval to Renew Moving to Work Consultant Contract with Edgemere Consulting Corporation". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 102-2019 (12/17/19)

WHEREAS, Louisville Metro Housing Authority (LMHA) has the need to engage a Moving to Work (MTW) Consultant to provide technical assistance for the MTW Program, including preparation of the MTW Annual Plan and the MTW Annual Report, as well as various special projects as directed; and

WHEREAS, in Fiscal Year 2018, LMHA, in accordance with LMHA procurement procedures, the Board awarded a contract to Edgemere Consulting Corporation to provide consulting services for MTW technical assistance for a period of one year; and

WHEREAS, the contract awarded to Edgemere Consulting Corporation included an option provision whereby LMHA may renew the contract 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, Lisa Osanka, is hereby authorized to exercise the second option to renew the contract for MTW Consultant with Edgemere Consulting Corporation with an annual fee not to exceed \$119,500.

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Ms. Miles made a motion to adopt Resolution 5e "Approval to Renew Russell Choice Neighborhoods Legal Consultant Services Contract (Real Estate & Related Consultation)". Rev. Ellis seconded. Rev. Ellis also abstained. Motion carried by majority vote.

RESOLUTION NO. 103-2019 (12/17/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative (CNI) program for the transformation of the Russell Neighborhood; and

WHEREAS, in 2015, Louisville Metro Housing Authority (LMHA), in accordance with LMHA procurement procedures, awarded a contract to Stites & Harbison, PLLC to provide the requisite legal services for an initial period to accommodate the Choice Neighborhood planning period; and

WHEREAS, HUD awarded LMHA a Choice Implementation Grant in December 2016, and as need for legal services continued, the annual contract was extended yearly in January 2017; January 2018; and in January 2019; and

WHEREAS, the services of Stites & Harbison, PLLC continue to be required and the contract awarded to Stites & Harbison, PLLC 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, Lisa Osanka, is hereby authorized to exercise the fourth option to renew the Russell Choice Neighborhood Legal Consultant Services Contract (Real Estate & Related Consultation) with Stites & Harbison, PLLC for one additional year with an annual fee not to exceed \$200,000.

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Ms. Harris made a motion to adopt Resolution 5f "Approval to Renew Russell Choice Neighborhoods Legal Consultant Services Contract (HUD & Miscellaneous Consultation". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 104-2019 (12/17/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative (CNI) program for the transformation of the Russell Neighborhood; and

WHEREAS, in 2015, Louisville Metro Housing Authority (LMHA), in accordance with LMHA procurement procedures, awarded a contract to Reno & Cavanaugh, PLLC to provide the requisite legal services for an initial period to accommodate the Choice Neighborhood planning period; and

WHEREAS, HUD awarded LMHA a Choice Implementation Grant in December 2016, and as need for legal services continued, the annual contract was extended in January 2017; January 2018 and January 2019; and

WHEREAS, the services of Reno & Cavanaugh, PLLC continue to be required and the contract awarded to Reno & Cavanaugh, PLLC 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, Lisa Osanka, is hereby authorized to exercise the fourth option to renew the Russell Choice Neighborhood Legal Consultant Services Contract (HUD & Miscellaneous Consultation) with Reno & Cavanaugh, PLLC for one additional year with an annual fee not to exceed \$200,000.

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Ms. Miles made a motion to adopt Resolution 5g "Approval to Renew Russell Choice Neighborhoods Financial Consultant / Advisory Services Contract". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 105-2019 (12/17/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative (CNI) program for the transformation of the Russell neighborhood; and

WHEREAS, in 2015, Louisville Metro Housing Authority (LMHA), in accordance with LMHA procurement procedures, awarded a contract to Duvernay+Brooks LLC / Phares Consulting LLC Joint Venture to provide the requisite financial consulting services for an initial period to accommodate the Choice Neighborhood planning period or until January 17, 2017; and

WHEREAS, HUD awarded LMHA a Choice Implementation Grant in December 2016, and the need for financial services continued and expanded with extensions occurring in January 2017; January 2018 (amended in October 2018); January 2019 (amended in April 2019); and

WHEREAS, the contract awarded to Duvernay+Brooks LLC / Phares Consulting LLC Joint Venture included an option provision whereby LMHA may extend the contract for up to four additional years; and

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 exercise the fourth option to renew the Russell Choice Neighborhood Financial Consultant /Advisory Services Contract with Duvernay+Brooks LLC / Phares Consulting LLC Joint Venture in an amount not to exceed \$100,000.00.

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Mr. Hearn made a motion to adopt Resolution 5h "Approval to Renew Construction Contract for Environmental Hazard Abatement. Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 106-2019 (12/17/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Funds Program for the abatement of hazardous materials at Louisville Metro Housing Authority (LMHA) properties; and

WHEREAS, LMHA, in accordance with LMHA procurement procedures, awarded a construction contract to Abatement Solutions Technologies (AST) to provide as-needed abatement of hazardous materials services for a period of one year; and

WHEREAS, the construction contract awarded to AST included an option provision whereby LMHA may renew the contract 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, Lisa Osanka, is hereby authorized to exercise the second option to renew the construction contract with AST for the abatement of hazardous materials at Louisville Metro Housing Authority (LMHA) properties with an annual fee not to exceed \$200,000.

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Ms. Miles made a motion to adopt Resolution 5i "Authorization to Sell Land at 3015 Wilson Avenue". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 107-2019 (12/17/19)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns 2.8 acres of land located at 3015 Wilson Avenue on which the Park DuValle Community Health Center was built in July 2002; and

WHEREAS, on December 8, 1999, the HUD Special Application Center approved LMHA to sell 2.8 acres to the Park DuValle Community Health Center for \$121,968; and

WHEREAS, this approval was amended on July 14, 2000. The amendment changed the sale of the land to a 99-year ground lease for \$1.00; and

WHEREAS, the Park DuValle Community Health Center has expressed interest in terminating the ground lease and purchasing the 2.8 acres of land at 3015 Wilson Avenue; and

WHEREAS, LMHA is seeking disposition approval from the HUD Special Application Center to amend the current 99-year ground lease and sell the land to the Park DuValle Community Health Center at Fair Market Value; and

WHEREAS, the Park DuValle Health Center has indicated willingness to purchase the land at the current appraised value of \$155,000; and

WHEREAS, sale of the land is contingent upon the HUD Special Applications Center and the Park DuValle Community Health Center's Board of Directors approval.

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 execute documents necessary to sell the land located at 3015 Wilson Avenue to the Park DuValle Community Health Center for \$155,000, subject to approval of the HUD Special Applications Center.

Ms. Ann Hagan Grigsby, Executive Director of the Park DuValle Health Center, spoke to the Board about the Park DuValle Community Health Center and the four (4) satellite Locations. Ms. Hagan Grigsby also handed out brochures and informed the Board about the Taylorsville Community Health Center Open House to be held on Thursday, December 12<sup>th</sup>.

Discussions:

- a. Ms. LeAnne Waters, Auditor with MCM CPA's & Advisors, LLP, gave comments on the 2019 Financial Audit to the Board and praised LMHA Staff for their excellent cooperation. The Auditors gave LMHA an unmodified opinion which is the highest-level opinion that can be given.

Executive Session:

Ms. Miles motioned to go into Executive Session, seconded by Ms. Harris. Motion carried by unanimous vote. The Board retired to Executive Session at 4:30 p.m.

The Board returned to Open Session at 5:25 p.m.

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Other Business:

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

The Board adjourned at 5:27 p.m.

  
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Vickie J. Fields, Executive Secretary

  
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Manfred Reid, Sr., Chairman