

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
FEBRUARY 20, 2018

The meeting of the Board of Commissioners was called to order by Chairman, Manfred Reid, Sr., at 3:34 p.m. Members present were Manfred Reid, Sr., Bryan Cole, Dr. Dubofsky, Rev. Geoffrey Ellis, Lance Gilbert, and Thelma Martin. Absent was Carey Hearn. Wesley Ringo resigned from the Board on February 13, 2018.

Others present were: Wavid Wray, Deputy Executive Director; Directors; Staff and Vickie Fields, Executive Secretary.

Announcements:

Mr. Barry informed the Board that Commissioner Wesley Ringo officially resigned from the Board. Mr. Barry said Mr. Ringo was from Chicago, and his home and wife are in Chicago. Mr. Ringo recently retired from Hilliard and Lyons and established his residency back in Chicago. Mr. Barry stated that he would like the Board to think about doing something special for Mr. Ringo from afar for his service to the Board. The Board agreed.

Committee Reports:

Mr. Gilbert provided the Official and Final Auditors Reports and Management communications to the Board and stated that if anyone had questions or concerns to contact him or the Auditors directly.

Tim recognized Rev. David Snardon who is the head of Concerned Pastors of Russell.

Rev. Ellis stated that a Security Committee Meeting was held during the month and that Rashaad Abdur-Rahman attended along with Ben Johnson and Renee Douglas from Metro Parks. Rev. Ellis stated that the meeting was very productive and that he also wanted to thank Lance Gilbert for his suggestions. A sharing of information and resources was made and promises to reach out to bring program activities to residents.

Mr. Cole made a motion to approve the minutes of LMHA's regular meeting held on January 16, 2018, Dr. Dubofsky seconded. Motion carried by unanimous vote.

Dr. Dubofsky made a motion to adopt Resolution 5a "Approval of Contract for Lease Enforcement/Eviction Legal Services". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 13-2018 (2/20/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) is in need of legal counsel to represent the agency for the purposes of eviction due to non-payment of rent and other breaches of the residential lease; and

WHEREAS, specifications were developed for these services and the contract advertised for bids on March 1, 2016 which resulted in the Law Firm of Avery & Schurman P.L.C., in submitting the only bid; and

WHEREAS, staff reviewed the bid and determined Avery & Schurman P.L.C., to be a responsive bid for legal services, at an hourly rate of a \$100.00 per hour for lease enforcement and \$10.00 per issued late later; and

WHEREAS, LMHA entered into a one-year contract with Avery & Schurman P.L.C. with a renewal option of four (4) additional one-year renewal option; and

WHEREAS, Avery & Schurman P.L.C. has exercised the initial one-year contract; and

WHEREAS, LMHA and Avery & Schurman P.L.C. would like to exercise the second one-year renewal option at the same rate of pay of \$100.00 per hour for lease enforcement and \$10.00 per issued late later.

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 one-year contract renewal for March 1, 2018 through February 28, 2019 for legal services for Lease Enforcement and Non-payment of Rent legal services with Avery & Schurman P.L.C.

Mr. Gilbert made a motion to adopt Resolution 5b "Authorization for Beecher Terrace Phase I Engineering Payments to McCormack-Baron-Salazar". Ms. Martin seconded. Motion carried by unanimous vote.

RESOLUTION NO 14-2018 (2/20/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) approved McCormack-Baron-Salazar (MBS) as Developer for the Beecher Terrace component of the Choice Neighborhoods Grant in June, 2016; and

WHEREAS, to accommodate the Choice Neighborhoods schedule, MBS has proceeded with multiple design elements associated with Phase I of the Beecher redevelopment while concurrently developing the *Phase I Additional Services Agreement* with LMHA, to be funded by LMHA from the Capital Fund, and which is the mechanism for LMHA to pay MBS for the specific design services; and

WHEREAS, MBS contracted with Bryant Associates to provide engineering design services consisting of demolition, infrastructure, topographic layout, and site surveying for Phase I of the Beecher Terrace Project with invoices to date totaling \$154,955.89; and

WHEREAS, MBS does not have the mechanism to pay Bryant Associates, as LMHA cannot provide payment for the services of Bryant Associates to MBS until the *Phase I Additional Services Agreement* is executed.

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 utilize Capital Funds to pay MBS in the amount of \$154,955.89 for the to-date services of Bryant Associates with future amounts to be paid through the *Phase I Additional Services Agreement*.

Ms. Martin made a motion to adopt Resolution 5c "Approval of Reimbursement to Smoketown Family Wellness Center". Mr. Cole seconded. Motion carried by unanimous vote.

Mr. Barry stated that he needed to amend Resolution 5c by adding an additional \$3,921.88 because Dr. Stites has struggled due to the age of the building and LMHA has stepped in to help. Dr. Stites has incurred additional costs that Barry thinks are entirely appropriate for the Housing Authority to pay because this Agency owns the building; Dr. Stites just leases the building. Ms. Stites has covered most of the cost of rehab; she has had fund raisers and Barry doesn't want to see her delayed again. Mr. Barry stated that the grand total would be \$25,823.54.

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Mr. Gilbert made a motion to approve the change as amended; Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 15-2018 (2/20/18)

WHEREAS, the Smoketown Family Wellness Center (SFWC) is renting space from the Louisville Metro Housing Authority (LMHA) at 760 South Hancock Street for a pediatric office; and

WHEREAS, the 760 South Hancock building is over 100 years old and during construction of the pediatric center in the basement of the building multiple unforeseen issues related to the condition of the building became apparent that required consideration; and

WHEREAS, the SFWC incurred additional cost in the amount of \$22,531.62 related to the unforeseen conditions, for which LMHA proposes to compensate the SFWC; and

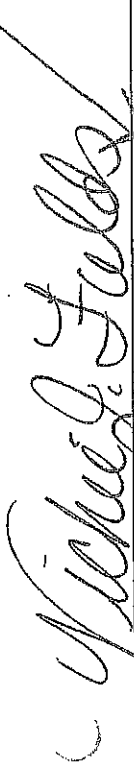
WHEREAS, funds are available from the Program Income fund to reimburse the SFWC for the unforeseen conditions.

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 approve payment of \$22,531.62 to the SFWC as reimbursement for costs related to the construction of a pediatric center in the lower level of 760 South Hancock Street.

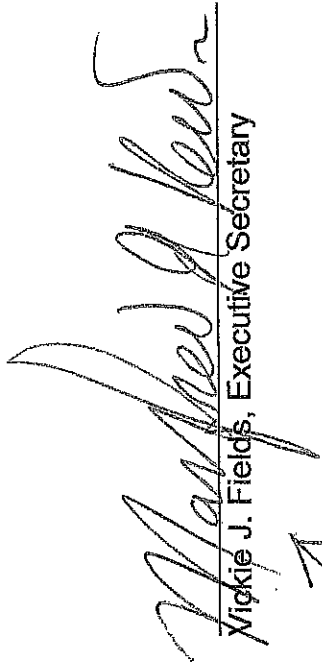
Dr. Dubofsky motioned to go into Executive Session, seconded by Mr. Cole. Motion carried by unanimous vote. The Board retired to Executive Session at 3:52 p.m. to discuss a Personnel Matter.

The Board returned to Open Session at 4:33 p.m.

There being no further business to come before the Board, Ms. Martin motioned to adjourn, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board adjourned at 4:34 p.m.



Manfred Reid, Sr., Chairman



Mickie J. Fields, Executive Secretary