

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
JANUARY 16, 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, Rev. Geoffrey Ellis, Lance Gilbert, Cary Hearn, Thelma Martin and Wesley Ringo. Absent was Dr. David Dubofsky.

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

Committee Reports:

Rev. Ellis stated that a Security Committee Meeting was held on Friday, January 5<sup>th</sup> 2018 and that it was a good, productive meeting where the Committee was introduced to two (2) HALO Officers and Rashaad Abdur-Rahman. The Manager of Parkway Place, Ms. Janie Orr, was impressed with programs mentioned by Rashaad and is currently in talks with him.

Ms. Martin made a motion to approve minutes of LMHA's regular meeting held on December 12, 2017, Mr. Ringo seconded. Motion carried by unanimous vote.

Mr. Gilbert made a motion to adopt Resolution 5a "Approval of Beecher Russell Choice Grant Phase II Predevelopment Budget". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 1-2018 (1/16/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) has received approval of the Beecher Russell Choice Neighborhood Grant in the amount of \$29,575,000; and

WHEREAS, LMHA and the project Developer (McCormack Baron Salazar-MBS) are currently in the process of preparing for the second phase of the project development; and

WHEREAS, the Phase II development project will be constructed on the northern perimeter of Beecher Terrace along Jefferson Street between 10<sup>th</sup> & 11<sup>th</sup> Streets; and

WHEREAS, there are specific predevelopment activities that are required in advance of the formal HUD approval and closing of the Beecher Russell Phase I development project and complete Development Budget; and

WHEREAS, the attached Phase II Predevelopment Budget represents both LMHA's and MBS' best estimate of the required predevelopment activities associated with the Phase II implementation; and

WHEREAS, the Predevelopment Budget will be memorialized by a Predevelopment Loan Agreement to represent the obligations of both LMHA and MBS within the Phase II predevelopment activities.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING BOARD OF COMMISSIONERS that the attached Beecher Russell Phase II Predevelopment Budget in the total amount of \$1,276,070 is approved, subject to any required HUD approval.

BE IT FURTHER RESOLVED that LMHA's contribution to the Beecher Russell Phase II Predevelopment Budget in the amount of \$1,018,790 is also approved.

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Mr. Hearn made a motion to adopt Resolution 5b "Approval for Litigation Legal Services Contract Renewal". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO 2-2018 (1/16/18)

WHEREAS, the Louisville Metro Housing Authority issued Request for Proposals on October 27, 2014 for general litigation legal services; and

WHEREAS, the Authority received and publicly opened responses on November 11, 2014 from four (4) responders and subsequently awarded the contract for litigation legal services to Phillips Parker Orberson & Arnett via Board Resolution No. 78-2014 dated December 16, 2014 ; and

WHEREAS, the contract award to Phillips Parker Orberson & Arnett was for a one-year period with four (4) annual renewal options, subject to the LMHA Board of Commissioners' approval; and

WHEREAS, the Phillips Parker Orberson & Arnett law firm has now completed three (3) years of the contract period and has been paid a total of \$85,745 within the current 2017 contract period; and

WHEREAS, the Louisville Metro Housing Authority desires to extend the current contract for litigation services with Phillips Parker Orberson & Arnett for one (1) additional year period from January 1, 2018 to December 31, 2018; and

WHEREAS, the contract renewal will continue to be at the current hourly rate of \$175/hour for the Senior Partner.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Contract for Litigation Legal Services renewal with the Phillips Parker Orberson & Arnett law firm for the period of January 1, 2018 to December 31, 2018 is approved in amount not to exceed \$150,000 per claim/lawsuit.

BE IT FURTHER RESOLVED, that Tim Barry, Executive Director and Contracting Officer, is authorized to execute the Contract for Litigation Legal Services with Phillips Parker Orberson & Arnett.

Ms. Martin made a motion to adopt Resolution 5c "Award of Construction Contract for Scattered Sites Demolition", Mr. Ringo seconded. Motion carried by unanimous vote.

RESOLUTION NO. 3-2018 (1/16/18)

WHEREAS, Community Development Block Grant (CDBG) Funds from Louisville Metro Government are being utilized for the demolition of 769 South Clay Street, 541 Rear Finzer Street and 708 East Jacob Street; and

WHEREAS, the Louisville Metro Housing Authority (LMHA) developed construction documents for this project; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender, and on December 5, 2017 bids were received and tabulated for the contractor to perform the work; and

WHEREAS, the term of the construction contract will be for 120 calendar days; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Sang Corporation in the amount of \$118,335.50 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 Sang Corporation in the amount of \$118,335.50 for the demolition of 769 South Clay Street, 541 Rear Finzer Street and 708 East Jacob Street.

Mr. Hearn made a motion to adopt Resolution 5d "Authorization to Renew Computer Software Technical Support Contract", Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 4-2018 (1/16/18)

WHEREAS, the Louisville Metro Housing Authority has committed resources to providing technical support for its mini computer system; and

WHEREAS, the upkeep of both hardware and software is essential to gain maximum benefit from the Authority's investment; and

WHEREAS Emphasys Software has determined that in order to provide adequate technical support services for its clients, it is necessary to increase technical support fees; and

WHEREAS, support from Emphasys Software is required to keep up with the constantly changing needs and requirements of LMHA and HUD; and

WHEREAS, staff has determined that the required funds are available in the budget and all procurement requirements have been satisfied through sole source.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that Tim Barry, Executive Director, and Contracting Officer is hereby authorized to renew the contract with Emphasys Software for a fee not to exceed \$108,534.05 for Technical Support services. The contract period will be January 1, 2018 through December 31, 2018.

Ms. Martin made a motion to adopt Resolution 5e "Approval of Security Contract for Uniformed Security Services and Uniformed Armed Security Services for Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza and Lourdes Hall", Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 5-2018 (1/16/18)

WHEREAS, for the past several years and this year, funding has been made available in the Capital Budget to provide security services at Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, Lourdes Hall, and at other locations on an as needed basis; and

WHEREAS, there continues to be concern by LMHA staff, city officials, and residents regarding the security at these locations, making it necessary that security guards are needed to provide ongoing monitoring and security coverage for Dosker Manor, Avenue Plaza, St. Catherine Court, Lourdes Hall, Will E. Seay Plaza, and other sites as needed; and

WHEREAS, this contract was put out for bid on November 23, 2016 and Frederick Asset Protection was the most responsive and responsible at a rate of \$14.26

(armed) and \$12.26 (unarmed) per hour for a period of one year, with the option for four (4) additional one-year renewals.

WHEREAS, the one year has expired and LMHA staff and Frederick Asset Protection would like to exercise the first one-year renewal option at an increased rate of pay of \$15.26 (armed) and \$13.12 (unarmed) per hour.

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 with Frederick Asset Protection during the month of January 2018 through the month of December 2018 for uniformed security services and uniformed armed security services at Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, and Lourdes Hall, and this contract is not to exceed \$877,225.44.

Mr. Gilbert made a motion to adopt Resolution 5f "Approval of Security Contract for Certified Security Services for Dosker Manor", Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 6-2018 (1/16/18)

WHEREAS, for the past several years and this year, funding has been made available in the Capital Budget to provide armed security and certified law enforcement officers at Dosker Manor; and

WHEREAS, there continues to be concern by LMHA staff, city officials, and residents regarding the security at this location, making it necessary that 24-hour Certified Law Enforcement Officers are needed to provide ongoing monitoring and security coverage for Dosker Manor; and

WHEREAS, this contract was put out for bid on December 6, 2016 and Independent Police Services, Inc. was the most responsive and responsible bidder at a rate of \$36.00 per hour for certified law enforcement officers for a one-year period with the option for four (4) additional one-year renewals.

WHEREAS, the one year has expired and LMHA staff and Independent Police Services, Inc. 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, Tim Barry, is hereby authorized to enter into a one-year contract renewal with Independent Police Services, Inc. during the month of January 2018 through the month of December 2018 for certified law enforcement officers at Dosker Manor in an amount not to exceed \$314,496.00.

Ms. Martin made a motion to adopt Resolution 5g "Approval to Renew Professional Legal Services Contract with Stites & Harbison, PLLC", Mr. Ringo seconded. Rev. Ellis recused himself. Motion carried by unanimous vote.

RESOLUTION NO. 7-2018 (1/16/18)

WHEREAS, funds have been received from multiple funding sources for LMHA to accommodate legal services when required in the course of agency operations; and

WHEREAS, in 2016, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Stites and Harbison, PLLC to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Stites and Harbison, PLLC included an option provision whereby LMHA may renew 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 exercise the second option to renew the contract for Professional Legal Services with Stites and Harbison, PLLC for one year with an annual fee not to exceed \$300,000.

Mr. Gilbert made a motion to adopt Resolution 5h "Award of Construction Contract Beecher Terrace – Phase I Fence", Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 8-2018 (1/16/18)

WHEREAS, LMHA and Metro Louisville have received a grant 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, Beecher Terrace is a holistic part of the Russell Neighborhood and is an integral part of the transformation; and

WHEREAS, residents in the area identified as Phase I of the Beecher Terrace transformation (the area bounded by Muhammad Ali Boulevard, Jefferson Street, 9<sup>th</sup> Street, and 10<sup>th</sup> Street) have been relocated to accommodate demolition; and

WHEREAS, LMHA has received Capital Funds for the demolition of Beecher Terrace and LMHA has developed construction documents for a security fence to enclose Phase I of the Beecher Terrace transformation; and

WHEREAS, the LMHA Board of Commissioners, at the December 2017 meeting, authorized award of a security fence contract subsequent to receipt of bids; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on December 19, 2017 bids were received and tabulated for the contract to perform the work; and

WHEREAS, the term of the construction contract will be for 30 calendar days; and

WHEREAS, staff reviewed the bid received and determined that the bid submitted by Jones & Scott Fence, Inc. in the amount of \$53,823.00 was a responsive and responsible bid and recommended 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, was authorized to enter into a contract with Jones & Scott Fence, Inc. in the amount of \$53,823.00 for the Beecher Terrace Phase I Fence.

Rev. Elliott made a motion to adopt Resolution 5i "Approval to Renew Lease with Steam Exchange, LLC at 643 Finzer Street". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 9-2018 (1/16/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns the property and building at 643 Finzer Street; and

WHEREAS, LMHA entered into a lease with Steam Exchange, LLC in 2015 for the property and building at 643 Finzer Street; and

WHEREAS, the lease includes an option provision whereby LMHA and Steam Exchange, LLC may renew the lease 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 exercise the third option to renew the lease with Steam Exchange, LLC for the fourth year.

Mr. Gilbert made a motion to adopt Resolution 5j "Approval to Renew Russell Choice Neighborhood Legal Consultant Services Contract (Real Estate & Related Consultation)". Mr. Hearn seconded. Rev. Ellis recused himself. Motion carried by unanimous vote.

RESOLUTION NO. 10-2018 (1/16/18)

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) staff, 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 the need for legal services will continue; and

WHEREAS, 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, Tim Barry, is hereby authorized to exercise the second 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.

Mr. Ringo made a motion to adopt Resolution 5k "Approval to Renew Professional Legal Services Contract with Reno & Cavanaugh, PLLC", Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 11-2018 (1/16/18)

WHEREAS, funds have been received from multiple funding sources for LMHA to accommodate legal services when required in the course of agency operations; and

WHEREAS, in 2016, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Reno & Cavanaugh, PLLC to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Reno & Cavanaugh, PLLC included an option provision whereby LMHA may renew 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 exercise the second option to renew the contract for Professional Legal Services with Reno & Cavanaugh, PLLC for one year with an annual fee not to exceed \$300,000.

Ms. Martin made a motion to adopt Resolution 51 "Approval of Moving to Work Consultant Contract", Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 12-2018 (1/16/18)

WHEREAS, funds are available from the Operating Fund to engage a Moving To Work (MTW) Consultant to provide technical assistance for the Louisville Metro Housing Authority's MTW Program, including preparation of the MTW Annual Plan and the Annual report, as well as various special projects as directed; and

WHEREAS, LMHA staff prepared a Request for Proposals to acquire the needed MTW services for carrying out the plan for an amount not to exceed \$100,000 and advertised the project in The Courier-Journal and The Louisville Defender, and on January 9, 2018 a single proposal for providing the requisite services was received and evaluated; and

WHEREAS, staff reviewed the proposal submitted by Edgemere Consulting Corporation and determined it to be an acceptable proposal for the work to be performed, and recommends award of the contract to this firm.

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 the MTW Consultant contract with Edgemere Consulting Corporation in an annual amount not to exceed \$100,000.

Mr. Gilbert motioned to go into Executive Session, seconded by Mr. Ringo. Motion carried by unanimous vote. The Board retired to Executive Session at 4:09 p.m. to discuss a contractual litigation matter.

The Board returned to Open Session at 4:27 p.m.

There being no further business to come before the Board, Mr. Gilbert motioned to adjourn, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board adjourned at 4:28 p.m.

  
Manfred Reid, Sr., Chairman

  
Vickie J. Fields, Executive Secretary