

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JANUARY 15, 2018

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:32 p.m. Members present were Mr. Bryan Cole (arrived at 3:44 p.m.), Dr. David Dubofsky, Mr. Lance Gilbert, Mr. Cary Hearn, Rev. Geoffrey Ellis, Ms. Thelma Martin and Ms. Lisa H. Nicholson and the Mayor's Designee, Ms. Mary Ellen Wiederwohl.

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, Julie Degraff, Laura Kinsell-Baer, Jonathan Coates, Walter Jones Jr., Greg Wright, Reginald Barnes Sr., Loris Caldwell, and Gretchen Milliken.

Announcements:

Ms. Osanka welcomed the Mayor's designee, Ms. Wiederwohl. Ms. Osanka spoke about the partial Government Shut-Down and that the Housing Authority was funded through February but that things were uncertain past that timeframe. Ms. Osanka stated LMHA has rainy day fund reserves just for this exact kind of situation and that it is important for the service's low-income people of this community need are being met.

Committee Reports:

Mr. Gilbert stated that the Audit Finance Committee met by phone and this will be discussed later in the Agenda (as Discussion Item 6a).

Rev. Ellis asked that the Board peruse the document behind their Agenda regarding Extermination at Dosker Manor. Rev. Ellis updated the Board on the progress being made.

Approval of Minutes:

Mr. Gilbert made a motion to approve the minutes of LMHA's regular meeting held on December 18, 2018, Dr. Dubofsky seconded. Motion carried by unanimous vote.

Resolutions:

Dr. Dubofsky made a motion to adopt Resolution 5a "Approval for Litigation Legal Services contract Renewal". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 1-2019 (1/15/19)

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 Orberon & 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 Orberon & Arnett law firm has now completed four (4) years of the contract period and has been paid a total of \$61,750 within the current 2018 contract period; and

WHEREAS, the Louisville Metro Housing Authority desires to extend the current contract for litigation services with Phillips Parker Orberon & Arnett for one (1) additional and final year from January 1, 2019 to December 31, 2019 within the current contract procurement; 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 Orberon & Arnett law firm for the period of January 1, 2019 to December 31, 2019 is approved in amount not to exceed \$150,000 per claim/lawsuit.

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

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

RESOLUTION NO. 2-2019 (1/15/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development to engage a Moving to Work (MTW) Consultant to provide technical assistance for the Louisville Metro Housing Authority's (LMHA) 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 2018, LMHA staff, in accordance with LMHA procurement procedures, 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.

Ms. Martin made a motion to adopt Resolution 5c "Authorization for Avenue Plaza Video Camera Surveillance System Upgrade". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 3-2019 (1/15/19)

WHEREAS, funds have been allocated in the Louisville Metro Housing Authority's 2019 Capital Funds Program to upgrade and expand the video camera surveillance system at Avenue Plaza; and

WHEREAS, there continues to be concern by LMHA staff, city officials, and residents regarding incidents of criminal activity and security at this location. The surveillance camera system currently has outdated, failing and broken cameras, making it necessary for an updated & expanded video surveillance camera system to provide ongoing monitoring and security coverage for Avenue Plaza; and

WHEREAS, Alpha Mechanical Service, Inc. was awarded the Commonwealth of Kentucky State contract after Competitive Sealed Bidding for security equipment, installation and maintenance on September 1, 2018 and expires August 31, 2019.

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 issue a purchase order to Alpha Mechanical Service, Inc. in the amount of \$42,300.24 for Video Surveillance Camera System Upgrade at the Avenue Plaza Site.

Rev. Ellis made a motion to adopt Resolution 5d "Authorization for St. Catherine Court Video Camera Surveillance System Upgrade". Ms. Martin seconded. Motion carried by unanimous vote.

RESOLUTION NO. 4-2019 (1/15/19)

WHEREAS, funds have been allocated in the Louisville Metro Housing Authority's 2019 Capital Funds Program to upgrade and expand the video camera surveillance system at St. Catherine Court; and

WHEREAS, there continues to be concern by LMHA staff, city officials, and residents regarding incidents of criminal activity and security at this location. The surveillance camera system currently has outdated, failing and broken cameras, making it necessary for an updated & expanded video surveillance camera system to provide ongoing monitoring and security coverage for St. Catherine Court; and

WHEREAS, Alpha Mechanical Service, Inc. was awarded the Commonwealth of Kentucky State contract after Competitive Sealed Bidding for security equipment, installation and maintenance on September 1, 2018 and expires August 31, 2019.

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 issue a purchase order to Alpha Mechanical Service, Inc. in the amount of \$37,372.34 for Video Surveillance Camera System Upgrade at the St. Catherine Court Site.

Mr. Gilbert made a motion to adopt Resolution 5e "Authorization to Renew Security Contract for Certified Security Services at Dosker Manor". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 5-2019 (1/15/19)

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; and

WHEREAS, the initial and first one-year renewal has expired and LMHA staff and Independent Police Services, Inc. would like to exercise the second one-year renewal option at an increased rate of pay of \$38.16 per hour.

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 renewal with Independent Police Services, Inc. during the month of January 2019 through the month of December 2019 for certified law enforcement officers at Dosker Manor in an amount not to exceed \$333,365.76.

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

Mr. Gilbert requested that the Board be given a matrix of all the different legal contracts LMHA engages and what types of assignments are given. Ms. Osanka asked Mr. Wray if his Department could handle this request; Mr. Wray agreed.

RESOLUTION NO. 6-2019 (1/15/19)

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 & Harbison, PLLC to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Stites & Harbison, PLLC 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 third option to renew the contract for Professional Legal Services with Stites & Harbison, PLLC for one year with an annual fee not to exceed \$150,000.

Dr. Dubofsky made a motion to adopt Resolution 5g "Approval to Renew Professional Legal Services Contract with Reno & Cavanaugh, PLLC." Ms. Martin seconded. Motion carried by unanimous vote.

RESOLUTION NO. 7-2019 (1/15/19)

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 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 third option to renew the contract for Professional Legal Services with Reno & Cavanaugh, PLLC for one year with an annual fee not to exceed \$100,000.

Mr. Hearn made a motion to adopt Resolution 5h "Authorization to Enter Into an Agreement for Use of Parking Lot at First Link to the Louisville Metro Government". Ms. Nicholson seconded. Rev. Ellis recused himself. Motion carried by unanimous vote.

RESOLUTION NO. 8-2019 (1/15/19)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns the First Link property located at 431 E Liberty St, Louisville, KY 40202; and

WHEREAS, the Louisville Metro Government has asked LMHA to enter into an agreement with the Louisville Metro Government for the use of the parking lot located at 431 E Liberty St; and

WHEREAS, the Louisville Metro Government will contract with St John's Center to provide temporary storage for the belongings of people experiencing homelessness; and

WHEREAS, the agreement with Louisville Metro Government will be for one year or less and for nominal consideration.

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 an agreement for the amount of \$1 per year with the Louisville Metro Government for the use of the parking lot located at 431 E Liberty St.

Dr. Dubofsky made a motion to adopt Resolution 5i "Authorization to Renew Security Contract for Uniformed Security Services and Uniformed Armed Security Services for Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, Lourdes hall and PPG Porter Paint". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 9-2019 (1/15/19)

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, newly acquired PPG Porter Paint 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; and

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

WHEREAS, the first one-year renewal option has expired and LMHA staff and Frederick Asset Protection would like to exercise the second one-year renewal option at an increased rate of pay of \$16.02 (armed) and \$13.77 (unarmed) per hour.

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 Frederick Asset Protection during the month of January 2019 through the month of December 2019 for uniformed security services and uniformed armed security services at Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, Lourdes Hall, and PPG Porter Paints, and this contract is not to exceed \$1,041,381.43.

Mr. Gilbert made a motion to approve the Beecher Phase II Demolition and Infrastructure/Site Preparation Discussion Item 6a as Resolution 5j, Mr. Hearn seconded. Motion carried by unanimous vote, pending the Contractors and Sub-Contractors meet the LMHA's participation compliance goals as stated in the exhibit 5j dated 1/14/2019.

RESOLUTION NO. 10-2019 (1/15/19)

Be it resolved by the Louisville Metro Housing Authority Board of Commissioners that the proposed Beecher II Additional Services Budget in the amount of \$3,905,346 is approved.

Be it further resolved that the award of the Beecher II Demolition and Infrastructure/Site Improvements contract with Messer in the amount of \$2,923,636 is also approved.

Be it further resolved that the award of the Beecher II Site Abatement contract with NEC in the amount of \$293,000 is also approved.

All of the above is subject to the understanding that all Contractors and Sub-Contractors must meet the LMHA's participation compliance goals as stated in the attached exhibit, 5j dated 1/14/2019.

Discussions:

Beecher Phase II Demolition and Infrastructure/Site Preparation was discussed at length by the Board with MBS Representatives, Julie Degraff, Laura Kinsell-Baer, and Jonathan Coates.

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Chairman Reid stated that discussion items b and c would be skipped, and the Board would go into Executive Session.

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 5:51 p.m.

The Board returned to Open Session at 6:11 p.m.


Other Business:

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

The Board adjourned at 6:12 p.m.



Vickie J. Fields, Executive Secretary



Manfred Reid, Sr., Chairman