

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JANUARY 21, 2020

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:36 p.m. Members present were Mr. Bryan Cole, Rev. Geoffrey Ellis, Mr. Lance Gilbert, Ms. Gena Harris, Mr. Cary Hearn (arrived at 3:41 p.m.) Ms. Mary Elizabeth Mile and Ms. Lisa Nicholson. Absent was Mary Ellen Wiederwohl (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; Janet Dakan, Bill Weyland, Mariah Gratz, Laura Kinsell-Baer, Ashley Foell, Frantz Sanon, Jerry Stone and Gary Schwartz.

Announcements:

None.

Committee Reports:

Mr. Gilbert stated that in February the Finance Committee will meet to discuss Phase III of Beecher Terrace. Mr. Gilbert also mentioned that he would like to schedule another sub-committee for the Choice Neighborhoods and Hope VI.

Mr. Gilbert stated that the bids for the Strategic Planning Facilitator will be in Tuesday the 28th.

Rev. Ellis met January 8th with some LMHA Staff and new HALO Officers to ensure that lines of communication are open between the HALO's and Parkway Place Property Management. Rev. Ellis also mentioned that if any Board member would like to see the total written report to get with Vickie Fields and she'll provide them with a copy.

Approval of Minutes:

Ms. Harris made a motion to approve the minutes of LMHA's regular meeting held on December 17, 2019. Rev. Ellis seconded. Motion carried by unanimous vote.

Mr. Gilbert made a motion to approve the minutes of the Special LMHA meeting held on December 3, 2019. Ms. Harris seconded. Motion carried by unanimous vote.

Resolutions:

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

RESOLUTION NO. 01-2020 (1/21/20)

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

RESOLUTION NO. 02-2020 (1/21/20)

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 year and first one-year renewal has expired; and

WHEREAS, the second one-year renewal at an increased rate of pay of \$38.16 per hour has expired and LMHA staff and Independent Police Services, Inc. would like to exercise the third one-year renewal option at an increased rate of pay of \$40.45 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 2020 through the month of December 2020 for certified law enforcement officers at Dosker Manor in an amount not to exceed \$355,312.80.

Mr. Hearn made a motion to adopt Resolution 5c as amended with the correct dates "Approval of Litigation Legal Services Contract". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 03-2020 (1/21/20)

WHEREAS, the Louisville Metro Housing Authority has an ongoing need for general litigation legal services; and

WHEREAS, the Authority issued Request for Proposals on November 19, 2019 and received and publicly opened responses on December 10, 2019 from two (2) responders; and

WHEREAS, the Procurement Evaluation Committee determined that Phillips Parker Orberon was the most responsive and responsible bid received; and

WHEREAS, the Contract for Litigation Legal Services with Phillips Parker Orberon & Arnett law firm will initially be for the period January 22, 2020 – January 22, 2021; with up to four annual renewal options subject to the LMHA Board of Commissioners' approval;

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Contract for Litigation Legal Services with the Phillips Parker Orberon & Arnett law firm for the period of January 22, 2020 to January 22, 2021 is approved in an amount not to exceed \$150,000 per claim/lawsuit.

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

Ms. Harris made a motion to adopt Resolution 5d "Approval to Renew Professional Legal Services Contract with Stites & Harbison, PLLC". Ms. Miles seconded. Rev. Ellis abstained. Motion carried by majority vote.

RESOLUTION NO. 04-2020 (1/21/20)

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 fourth 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.

Mr. Gilbert made a motion to adopt Resolution 5e "Authorization for Beecher Terrace Phase III Ongoing Engineering Payments to McCormack-Baron-Salazar". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 05-2020 (1/21/20)

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 III of the Beecher redevelopment while concurrently developing the *Phase III 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, an MBE engineering company, to provide infrastructure engineering design services for Phase III of the Beecher Terrace Project with invoices to-date totaling \$150,735.00; and

WHEREAS, LMHA approved Resolution 60-2019 in July 2019 in the amount of \$41,483.00 to accommodate partial payments for Bryant Associates to that point, with the current unpaid balance totaling \$109,252.00; and

WHEREAS, MBS does not have the mechanism to pay Bryant Associates, as LMHA cannot provide final payment for the services of Bryant Associates to MBS until the *Phase III 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, Lisa Osanka, is hereby authorized to utilize Capital Funds to advance MBS the additional \$109,252.00 for the to-date services of Bryant Associates.

Mr. Hearn made a motion to adopt Resolution 5f "Approval for the Sale of Liberty Green Lots 237 & 264 to Downtown Edge, LLC". Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 06-2020 (1/21/20)

WHEREAS, the Louisville Metro Housing Authority has entered into an Amended and Restated Development Agreement with Downtown Edge, LLC for development within the Liberty Green HOPE VI project site; and

WHEREAS, Downtown Edge, LLC has submitted a proposal for construction of a 190-unit apartment building and parking garage on East Liberty Street on lot 237 and a hotel, commercial building, and parking garage on East Jefferson Street on lot 264; and

WHEREAS, the Liberty Green Master Plan includes these facilities and it has been approved by the Department of Housing and Urban Development; and

WHEREAS, this specific project has been reviewed and approved by the Liberty Green Design Review Committee; and

WHEREAS, the Louisville Metro Housing Authority will convey to Downtown Edge, LLC, real estate consisting of 55,234.08 square feet in lot 237 and 65,644.92 square feet in lot 264 for a total of 120,879 square feet to be valued at the current appraised fair market value of \$6.20/sq. ft. for a total sales price payable to the Louisville Metro Housing Authority in the amount of \$749,449.80 at project closing.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the sale of the Liberty Green real estate lots to Downtown Edge, LLC in the amount of \$749,449.80, to be paid at project closing, is approved and Lisa Osanka, Executive Director and Contracting Officer, is hereby authorized to sign all documents for this transaction.

Discussions:

None.

5 January 21, 2020

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 4:23 p.m.

The Board returned to Open Session at 5:30 p.m.

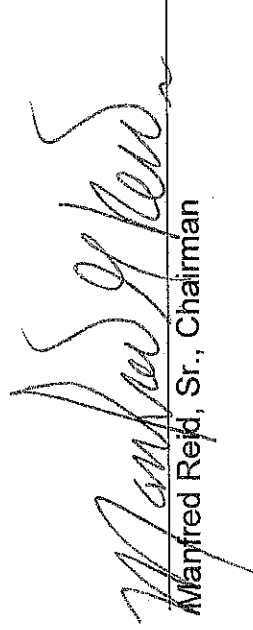
Other Business:

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

The Board adjourned at 5:31 p.m.



Vickie J. Fields, Executive Secretary



Manfred Reid, Sr., Chairman