

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JUNE 18, 2019

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:35 p.m. Members present were Mr. Bryan Cole, Rev. Geoffrey Ellis, Mr. Lance Gilbert, Ms. Gena Harris, Ms. Lisa Nicholson, and the Mayor's Designee, Ms. Mary Ellen Wiederwohl. Absent was Mr. Cary Hearn (excused) and Ms. Thelma Martin (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 and [REDACTED]

Announcements:

None.

Committee Reports:

None.

Approval of Minutes:

Rev. Ellis made a motion to approve the minutes of LMHA's regular meeting held on May 21, 2019, Ms. Nicholson seconded. Motion carried by unanimous vote.

Discussions:

Mr. Reid granted [REDACTED] permission to speak before the Board regarding his concerns, which he did. Ms. Nicholson asked to go on record as saying the Board has considered [REDACTED] case and that the Board is aware a letter has been sent to him on behalf of the Louisville Metro Housing Authority.

Executive Session:

Mr. Gilbert motioned to go into Executive Session, seconded by Ms. Nicholson. Motion carried by unanimous vote. The Board retired to Executive Session at 3:40 p.m.

The Board returned to Open Session.

Ms. Nicholson made a motion to authorize the settlement the Authority discussed in Executive Session. Mr. Gilbert seconded. Rev. Ellis recused himself. Motion carried.

Resolutions:

Mr. Cole made a motion to adopt Resolution 5a "Award of Construction Contract Office Fit Up – 600 South 7th Street". Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 53-2019 (6/18/19)

WHEREAS, Louisville Metro Housing Authority (LMHA) purchased 600 South 7th Street (United Building) in 2018 to accommodate relocation of the LMHA Section 8 Office, with the physical move being implemented in May 2019; and

WHEREAS, three of the four above grade floors were move in ready; however, the first floor was not ready for use and LMHA developed design and construction

documents to accommodate client and staff requirements related to the public access sector of the Section 8 Office to be housed on the first floor; and

WHEREAS, Section 8 HUD Held Reserve Funds are available to implement the project; and

WHEREAS, LMHA had construction documents developed for this project; and

WHEREAS, the project was advertised for bids in The Courier-Journal, The Louisville Defender, and on the LMHA web page; and

WHEREAS, on May 14, 2019 bids were received and tabulated to perform the work; and

WHEREAS, the term of the construction contract will be for 270 calendar days; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Martin Construction Company in the amount of \$1,897,000.00 is the most 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, Lisa Osanka, is hereby authorized to enter into a contract with Martin Construction Company in the amount of \$1,897,000.00 for Office Fit Up-600 South 7th Street.

Mr. Cole made a motion to adopt Resolution 5b "Approval of Change Order #1 to Complete the Beecher Terrace Story Documentary Mitigation Activity". Ms. Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 54-2019 (6/18/19)

WHEREAS, the Louisville Metro Housing Authority received approval of the Beecher Terrace/Russell Choice Neighborhoods Initiative (CNI) Implementation grant in the amount of \$29,575,000 from the Department of Housing and Urban Renewal in December 2016; and

WHEREAS, in conjunction with the National Historic Preservation Act Section 106 review process that is part of the Part 58 Environmental Assessment (EA) pre-development activity required of all CNI projects, the Louisville Metro Housing Authority is conducting several mitigation activities to offset the impacts of demolishing the current dwelling units at Beecher Terrace; and

WHEREAS, one of these mitigation activities is the production of a documentary film capturing the history of the Beecher Terrace site and its current and former residents; and

WHEREAS, in December 2017 the Louisville Metro Housing Authority procured BlueBoi Entertainment to produce the documentary through a competitive solicitation process at a cost of \$19,500; and

WHEREAS, after reviewing a rough cut of the documentary at its June 6, 2019 meeting, the Consulting Parties to the Section 106 process provided feedback to BlueBoi Entertainment that will require additional editing at a cost beyond the initial contract.

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 increase the funding for the documentary film to a total not to exceed amount of \$25,000.

Mr. Gilbert made a motion to adopt Resolution 5c "Authorization to Contribute Funds to the Eviction Prevention Program for Program Administrative Costs". Ms. Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 55-2019 (6/18/19)

WHEREAS, during the past 26 years, the Louisville Metro Housing Authority and the Eviction Prevention Task Force have been involved in efforts to reduce the number of residents that are evicted from the LMHA properties; and

WHEREAS, the Eviction Prevention Program was created, and funding was provided by the Louisville Metro Government to pay rent and provide counseling and case management to LMHA Residents; and

WHEREAS, during its 26 years of operation, the Eviction Prevention Program has enabled the Housing Authority to save tens of thousands of dollars in unit renovations and eviction related costs; and

WHEREAS, the Eviction Prevention Program has requested that the Louisville Metro Housing Authority share in the administrative costs of the program.

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 contribute an amount of \$95,000 to be used by the Eviction Prevention Program for administrative costs for the contract term of July 1, 2019 to June 30, 2020.

The Board and Ms. Osanka agreed that Property Management would procure an RFP next year to solicit for eviction prevention services.

Ms. Harris made a motion to adopt Resolution 5d "Approval of Low-Income Housing Tax Credit (LIHTC) Property Management Services". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 56-2019 (6/18/19)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns and operates 185 Low Income Housing Tax Credit (LIHTC)/Home Units; and

WHEREAS, LMHA may own up to 110 of the 442 Choice Neighborhoods Initiative (CNI) off-site PBV Beecher Terrace Replacement Units; and

WHEREAS, LMHA prepared a Request for Proposal (RFP) for the Property Management services of the 185 existing LMHA owned Public Housing/LIHTC and/or Home Units and up to 110 prospective off-site Beecher Terrace Replacement PBV units; and

WHEREAS, The RFP was advertised in The Courier Journal and The Louisville Defender, and on April 23, 2019 one proposal was received; and

WHEREAS, the proposal received was thoroughly reviewed and analyzed by LMHA staff and LIHTC Equity Investors, Ohio Capital Corporation for Housing (OCCCH); and

WHEREAS, the proposal submitted by CT Associates, Inc. has been determined to be a responsive and responsible proposal; and

WHEREAS, CT Associates, Inc. currently manages Liberty Green and Sheppard Square, and LMHA is pleased with the management services they have provided; and

WHEREAS, LMHA would like to enter into a one-year contract with CT Associates, Inc., with the option for four (4) additional one-year renewals.

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 Property Management Services Agreement with CT Associates, Inc. to perform the property management duties of LMHA's existing LIHTC/home units and potential off-site PBV Beecher Terrace replacement units.

Mr. Gilbert made a motion to adopt Resolution 5e "Authorization to Renew Fire Alarm System Testing, Inspection and Service Contract". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 57-2019 (6/18/19)

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire alarm equipment at Beecher Terrace, Parkway Place Management Office and Maintenance Shop, Dosker Manor-Buildings "A", "B", and "C", St. Catherine Ct., Avenue Plaza, Lourdes Hall, Will E. Seay Plaza, Keystone Learning Academy, Parkhill Recreational Center, Mabel W. Wiggins Family Investment Center, 801 East Broadway, Baxter Community Center, Beecher Terrace Recreation Center, St. Martin Apartments, 500 Jefferson St., H. Temple Spears, Vine Street Office, Porter Paint Plant and the United Building; and

WHEREAS, the Authority has allocated funds for a fire alarm system testing, inspection and service contract in its fiscal year 2020 Operating Budget; and

WHEREAS, Johnson Controls Fire Protection LP (Simplex Grinnell) holds the state contract for this type of service; and,

WHEREAS, Johnson Controls Fire Protection LP (Simplex Grinnell) reviewed the LMHA scoped work and provided a bid of \$121,940.00.

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 renew the fire alarm system testing, inspection and service contract with Johnson Controls Fire Protection LP (Simplex Grinnell) for the period beginning July 1, 2019 through June 30, 2020 in the amount of \$121,940.00.

Rev. Ellis made a motion to adopt Resolution 5f "Authorization to Award a Contract for Fire Sprinkler Services". Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 58-2019 (6/18/19)

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire sprinklers at 1101-1107 Payne (Basement Area), 1536-1538 Garland (Rear In Basement Area), 2213-2215 Bolling (Basement Area), 302-314 N. 19th St. (Basement Area), 328 N. Birchwood Ave., 500 East Jefferson Street, 520 West Breckinridge, 801 E. Broadway Bldg., 906 & 908 S. 6th Street, 922, 924 & 926 Ormsby, Avenue Plaza (400-420 S. 8th Street – High Rise), Beecher Terrace

Recreation Center 1125 Cedar Court, Will E. Seay Plaza (4314 Bishop Lane - High Rise), California Day Care (1705 So. 13th Street), Dosker Manor A (413 E. Muhammad Ali Blvd - High Rise), Dosker Manor B (409 E. Muhammad Ali Blvd - High Rise), Dosker Manor C (415 E. Muhammad Ali Blvd - High Rise), Lourdes Hall (735 Eastern Parkway - High Rise), Mabel Wiggins Family Investment Center (1411 Algonquin Parkway), St. Catherine Court (1114 S. 4th St. - High Rise), St. Martin Apartments (807 E. Gray Street), H Temple Spears (1515 Cypress), The United Building (Section 8 Building), Vine Street Office, Porter Paint Plant, Parkway Community Center Office, and Maintenance Shop; and

WHEREAS, the Authority has allocated funds for a fire sprinkler testing, inspection and service contract in its fiscal year 2020 Operating Budget; and

WHEREAS, specifications were developed, advertised April 18, 2018, and bids were received on May 8th, 2018 for fire sprinkler service at various sites; and

WHEREAS, staff reviewed the bids received and determined Johnson Controls Fire Protection LP (Simplex Grinnell) to be the most responsive and responsible bid received; and

WHEREAS, Johnson Controls Fire Protection LP (Simplex Grinnell) was awarded the contract for one (1) year, with four (4) one-year renewal options; and

WHEREAS, the initial one year has expired and LMHA and Johnson Controls Fire Protection LP (Simplex Grinnell) would like to exercise the first one-year renewal option with a \$4,156 increase (1.12%).

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 Johnson Controls Fire Protection LP (Simplex Grinnell) for fire sprinkler testing, inspection and service for the period beginning July 1, 2019 through June 30, 2020 in the amount of \$37,920.

Ms. Harris made a motion to adopt Resolution 5g "Award of Construction Contract for Avenue Plaza (KY 1-14) Halls and Corridor Painting". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 59-2019 (6/18/19)

WHEREAS, Funds have been received from the U.S. Department of Housing and Urban Development under the Capital Funds Program for the Avenue Plaza (KY1-14) Halls and Corridor painting; and,

WHEREAS, Luckett & Associates and Engineers, developed construction documents for this project; and,

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on June 11, 2019 bids were received and tabulated for the contractor to perform the work; and,

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Howell & Howell Contractors, Inc., in the amount of \$298,000.00 is the lowest responsive and responsible bid received, and staff 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, Lisa Osanka, is hereby authorized to enter a contract with

Howell & Howell Contractors, Inc. in the amount of \$298,000.00 for the Avenue Plaza Halls and Corridor Painting in accordance with HUD requirements.

Discussions:

Comments were made by the Board that the Housing Authority does good work that the community isn't aware of; therefore, the Board would like LMHA to look into hiring a Public Relations Officer. Ms. Osanka said she and Ms. Babb, Director of Personnel, would take a look at the current job description and LMHA's needs for 2019.

Ms. Nicholson stated that the Urban Strategies monthly report was much improved, but the Board would like to see a one-page executive summary included with Urban's next reporting. Kathleen O'Neil agreed.

Executive Session:

Mr. Gilbert motioned to go into a second Executive Session, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:46 p.m.

The Board returned to Open Session at 5:17 p.m.

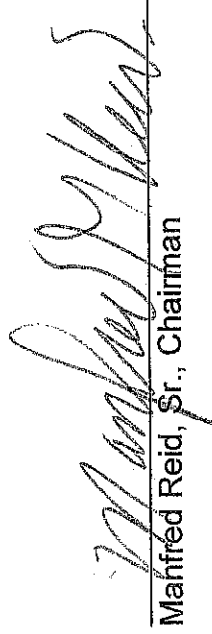
Other Business:

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

The Board adjourned at 5:17 p.m.



Vickie J. Fields, Executive Secretary



Manfred Reid, Sr., Chairman