

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

The meeting of the Board of Commissioners was called to order by Chairman, Manfred Reid, Sr., at 3:38 p.m. Members present were Manfred Reid, Sr., Bryan Cole, Dr. Dubofsky, Rev. Geoffrey Ellis (arrived at 3:45 p.m.), Carey Hearn, Lance Gilbert, and Thelma Martin.

Others present were: Wavid Wray, Deputy Executive Director; Directors; Staff and Vickie Fields, Executive Secretary. Caroline Grundy, Beverly Duncan and Rev. David Snardon were also in attendance.

Announcements:

Mr. Reid thanked Rev. Snardon for his attendance and asked him to address the Board and introduce his guests. Rev. Snardon introduced Carolyn Grundy and Beverly Duncan because he knew LMHA had a seat open on the board but had previously thought there were two seats available. Rev. Snardon stated that he'd invited Rev. Smith to apply but there was some feedback that there needed to be a female on the board. Therefore Rev. Snardon is getting to know Ms. Grundy and had previously worked with Ms. Duncan. Rev. Snardon stated another lady applied by the name of Shirlene Watkins and he feels they all care about people and our community and they have some idea about housing and they believe in people before projects. Rev. Snardon thinks any one of them would really fit the board well. Rev. Snardon thanked the board for their time.

Ms. Duncan addressed the board and mentioned her passion and that she lived in the Beechmont area.

Mr. Reid stated that the appointments are made by the Mayor and that their names will be added to the list of candidates that we would like to have.

Mr. Barry mentioned the Smoketown Wellness Center, in terms of the construction, is almost done but it won't be open for a couple of months because Dr. Stites is acquiring all her verbiage from the state. If anyone would like to take a tour LMHA can surely arrange that. Mr. Barry stated that a grand opening will be held this Saturday, March 24th from 1:00 – 3:00 if you can make it. Mr. Barry mentioned that if the Board can't make it and would like to see if LMHA will schedule a time to go.

Mr. Barry also mentioned LMHA will participate in the Mayor's Give-A-Day Program in April and that LMHA has always had good participation in the event. Each year participation levels have gone up. Mr. Barry stated LMHA will do its part.

Committee Reports:

None.

Ms. Martin made a motion to approve the minutes of LMHA's regular meeting held on February 20, 2018, Dr. Dubofsky seconded. Motion carried by unanimous vote.

Mr. Barry stated that he wants to table Resolutions A, "Approval of Beecher Russell Master Development Agreement", Resolution B, "Approval of Additional Services Agreement for Beecher Phase I Planning and Design Services", and Resolution C, "Approval of Additional Services Agreement for Beecher Phase I Demolition and Infrastructure Site Improvements". Lance Gilbert made a motion and Mr. Hearn seconded. Motion carried by unanimous vote.

Dr. Dubofsky made a motion to adopt Resolution 5d "Adoption of 2018 – 2019 Consolidated Budget". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 16-2018 (3/20/18)

WHEREAS, the Louisville Metro Housing Authority's Consolidated Budget for fiscal year 2018 - 2019 has been prepared in accordance with PHA 7475.1 Low-Income Housing Management Handbook; and

WHEREAS, the Consolidated Budget is a component of the annual Moving to Work Plan; and

WHEREAS, all certification requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY'S BOARD OF COMMISSIONERS, that the proposed expenditures in the Consolidated Budget for 2018 - 2019 are necessary for the appropriate delivery of resident services and efficient operation of the Louisville Metro Housing Authority.

Ms. Martin made a motion to adopt Resolution 5e "Authorization to Renew Contract for IPA Annual Audit". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO 17-2018 (3/20/18)

WHEREAS, the U.S. Department of Housing and Urban Development requires an annual audit of the Housing Authority records to be conducted by an independent public accountant; and

WHEREAS, Louisville Metro Housing Authority staff submitted requests for proposals to conduct the annual audit; and

WHEREAS, the proposals were received and opened on February 7, 2017; and

WHEREAS, the original contract award in 2017 to MCM CPAs & Advisors included four, one-year renewal options; and

WHEREAS, staff is requesting approval of 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 execute the first, one-year renewal option of the contract with MCM CPAs & Advisors to conduct the Louisville Metro Housing Authority financial audit for the 12-month period ending June 30, 2018 for a fee of \$42,500.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to negotiate all contractual documents with MCM CPAs & Advisors on behalf of the Louisville Metro Housing Authority including any additional services that may be required for a fee equal to the annual audit cost for each fiscal year.

Ms. Martin made a motion to adopt Resolution 5f "Authorization for Annual Tree Trimming and Removal Contract". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 18-2018 (3/20/18)

WHEREAS, funds are allocated in the 2018 Capital Fund Budget for tree trimming and removal at all LMHA sites; and

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WHEREAS, staff developed a bid proposal for tree trimming and removal at all LMHA sites; and

WHEREAS, bids were received and tabulated on February 27, 2018; and

WHEREAS, staff reviewed the bids received and determined the Sang Corporation to be the most responsive and responsible bid received; and

WHEREAS, Management recommends award of this contract to the Sang Corporation for one (1) year, with four one-year renewal options.

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 the Sang Corporation for tree trimming and removal as needed for all LMHA sites, in an amount not to exceed \$100,000 annually.

Mr. Gilbert made a motion to adopt Resolution 5g "Authorization for Lawn Maintenance Services for Park DuValle". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 19-2018 (3/20/18)

WHEREAS, funds are allocated in the Park DuValle II, III and IV Partnership Operating Funds for lawn maintenance services for Park DuValle; and

WHEREAS, staff developed a bid proposal for lawn maintenance services for Park DuValle; and

WHEREAS, on February 27, 2018 bids were received and tabulated; and

WHEREAS, staff reviewed the bids received and determined BrightView Landscape Services to be the most responsive and responsible bid received; and

WHEREAS, Management recommends award of this contract to BrightView Landscape Services for one (1) year, with four one-year renewal options.

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 BrightView Landscape Services for lawn maintenance services for Park DuValle in an amount of \$119,328 annually.

Mr. Cole made a motion to adopt Resolution 5h "Authorization to Renew the Annual Environmental Consultant Contract". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 20-2018 (3/20/18)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the identification and abatement of asbestos, lead, and other environmental hazards when necessary in the course of agency operations; and

WHEREAS, in 2016, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to TriEco, LLC to provide the requisite services for a period of one year, and

WHEREAS, the contract awarded to TriEco, LLC included an option to 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 execute the second one-year option to renew the annual environmental consultant contract with TriEco, LLC for an annual fee not to exceed \$300,000.

Mr. Gilbert made a motion to adopt Resolution 5i "Authorization to Renew the contract for General Counsel Legal Services". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 21-2018 (3/20/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) Operating Budget provides funding for General Counsel Legal Services; and

WHEREAS, in 2017, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Richard H. Nash III, Attorney at Law to provide the requisite services for a period of one year; and

WHEREAS, the contract awarded to Richard H. Nash III, Attorney at Law included a provision for four additional one-year renewal options.

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 execute the first one-year renewal option of the contract with Richard H. Nash III, Attorney at Law for General Counsel Legal Services in an amount not to exceed \$75,000.

Mr. Gilbert made a motion to adopt Resolution 5j "Approval to Renew Resident Legal Services Contract and Approve Contract Amendment". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 22-2018 (3/20/18)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the Sheppard Square HOPE VI Revitalization; and

WHEREAS, in 2015, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Legal Aid Society to provide the requisite services for a period of one year; and

WHEREAS, the contract awarded to the Legal Aid Society 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 third option to renew the contract for Resident Legal Services with the Legal Aid Society one additional year with an annual fee not to exceed \$50,000.

Ms. Martin made a motion to adopt Resolution 5k "PHA Resolution in support of Acquisition of 3143 Vermont Avenue & 663 South 23rd Street". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 23-2018 (3/20/18)

WHEREAS, Louisville Metro Housing Authority (LMHA) staff reviewed properties at 3143 Vermont Avenue and 663 South 23rd Street, offered for auction through the

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Jefferson Circuit Court Commissioner's Office, for use in conjunction with the Russell Choice Neighborhoods program; and

WHEREAS, the PVA value of 3143 Vermont Avenue is listed at \$2,500 and the PVA value of 663 South 23rd Street is listed at \$5,000; and

WHEREAS, LMHA bid \$5,500 for 3143 Vermont Avenue and \$2,167 for the property at 663 South 23rd Street and provided a 100% deposit; and

WHEREAS, the funds to purchase the aforementioned properties will be expended from Program Income; and

WHEREAS, LMHA staff received authorization to acquire the properties from the U.S. Department of Housing and Urban Development, subject to submitting a formal package subsequent to the auction and securing the properties.

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 purchase 3143 Vermont Avenue for \$5,500 and 663 South 23rd Street for \$2,167 in accordance with HUD requirements.

Ms. Martin made a motion to adopt Resolution 51 "Approval of Funding for Additional Services to Complete Section 106 of the National Historic Preservation Act Requirements for Beecher Terrace". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 24-2018 (3/20/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) received approval of the Beecher Russell Choice Neighborhood Initiative (CNI) Implementation grant in the amount of \$29,575,000 in December 2016; and

WHEREAS, a Part 58 Environmental Assessment, including a National Historic Preservation Act Section 106 Review, is a required pre-development activity per the CNI Implementation grant agreement; and

WHEREAS, the Louisville Metro Government (LMG) procured Gray & Pape Heritage Management (GPHM) in September 2017 through a competitive process to assist LMG and LMHA in conducting the required Section 106 of the National Historic Preservation Act tasks for Beecher Terrace; and

WHEREAS, the scope of work for the Section 106 process must be expanded beyond the original contract between LMG and Gray & Pape due to outcomes of the initial work; and

WHEREAS, the monies to be paid to LMG for Gray and Pape's original contract plus the additional services are CNI eligible expenses, and LMHA and LMG maintain an Inter-Governmental Agreement for Choice Neighborhood Implementation Grant Services which allows for funds to be paid directly to either entity for CNI eligible expenses.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING BOARD OF COMMISSIONERS that funding is approved for the additional services needed to complete the Section 106 review of Beecher Terrace in an amount not to exceed \$66,500.

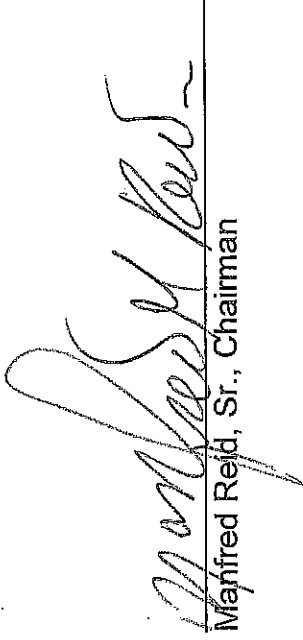
Discussions:

None.


Mr. Gilbert motioned to go into Executive Session, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:37 p.m. to discuss Ongoing Litigation.

The Board returned to Open Session at 4:41 p.m.

There being no further business to come before the Board, Ms. Martin motioned to adjourn, seconded by Dr. Dubofsky. Motion carried by unanimous vote. The Board adjourned at 4:42 p.m.



Manfred Reid, Sr., Chairman



Vickie J. Fields, Executive Secretary