

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
MARCH 19, 2019

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:33 p.m. Members present were Mr. Bryan Cole (arrived at 3:40 p.m.), Dr. David Dubofsky, Mr. Rev. Geoffrey Ellis, Mr. Cary Hearn, Ms. Thelma Martin (arrived at 3:36 p.m.), Ms. Lisa Nicholson and the Mayor's Designee, Ms. Mary Ellen Wiederwohl. Absent was Mr. Lance Gilbert (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, Patricia Williams, Kevin Fields, Pam Johnson, Bonnie Lash Freeman, Bob Sachs, Tom Gerdis, Cathy Hinko, Robert Byers, Heather Hairgrove, Floyd B. Smith, Gretchen Miikken, Johnathan Coates, and Talonda Holland.

Announcements:

Ms. Osanka announced that the Boardroom has a new amplification system with a recording factor and since this is the first time the system has been tested, a backup recording was also being used.

Richard Nash spoke about the extremely favorable decision from the Supreme Court of Kentucky regarding a case that has been going on since 2012 which also gives LMHA Governmental immunity in tort liability.

Committee Reports:

Rev. Ellis gave an update on a Safety Committee Meeting held on February 28th and spoke about Dosker Manor being inspected and serviced. Rev. Ellis provided a physical report from Jonathan Guest, LMHA's Supervisor of Extermination. During the Safety Committee, Mr. James Thomas, Director of Safety and Investigations for LMHA, introduced the new leadership from the First Division Police District. The Officers spoke about things they are doing and changes that will occur in the First district.

Approval of Minutes:

Ms. Martin made a motion to approve the minutes of LMHA's regular meeting held on February 12, 2019, Rev. Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Dr. Dubofsky made a motion to adopt Resolution 5a "Authorization to Sell 532, 534, 614, 621, 622, 624, 625, 626, 627, 628, 630, 632 East Breckinridge Street & 613, 615, 621, 623, 625, and 627 Coke Street to YouthBuild Louisville". Ms. Nicholson seconded. Motion carried by unanimous vote.

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

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns lots at 532 (lot +house), 534, 614, 621,622 (lot+house), 624 (lot +house), 625, 626 (lot+house), 627, 628, 630, 632 East Breckinridge Street and 613, 615, 621, 623, 625, 627 Coke Street; and

WHEREAS, LMHA acquired the properties to accommodate potential replacement housing for the Sheppard Square HOPE VI project; and

WHEREAS, the need for the properties did not materialize; and

WHEREAS, LMHA decided to dispose of the properties and issued an RFP to acquire a developer for the properties; and

WHEREAS, LMHA received a single proposal from YouthBuild Louisville on August 21, 2018 in the amount of \$5,004.00 for the property package.

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 execute documents necessary to sell 532 (lot +house), 534, 614, 621, 622 (lot+house), 624 (lot +house), 625, 626 (lot+house), 627, 628, 630, 632 East Breckinridge Street and 613, 615, 621, 623, 625, 627 Coke Street to YouthBuild Louisville for \$5,004.00.

Dr. Dubofsky made a motion to adopt Resolution 5b "Authorization for Purchase of a Replacement Vehicle from Bachman Chevrolet, Inc.". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 20-2019 (3/19/19)

WHEREAS, funds have been allocated in the Louisville Metro Housing Authority's 2019 Capital Budget for the purchase of a 2019 Chevrolet Express Cargo Van 3500 as a replacement vehicle; and

WHEREAS, the purchase of a 2019 Chevrolet Express Cargo Van 3500 will facilitate the efficient and cost-effective operation of LMHA's Maintenance Crews; and

WHEREAS, this vehicle will be purchased by utilizing the state contract with Bachman Chevrolet, Inc. for a total of \$25,115.94.

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 Bachman Chevrolet, Inc. in the amount of \$25,115.94 for a 2019 Chevrolet Express Cargo Van 3500.

Dr. Dubofsky made a motion to adopt Resolution 5c "Authorization for Purchase of Replacement Vehicles from Tim Short Auto Group". Ms. Martin seconded. Motion carried by unanimous vote.

RESOLUTION NO. 21-2019 (3/19/19)

WHEREAS, funds have been allocated in the Louisville Metro Housing Authority's 2019 Capital Budget for the purchase of a 2019 Silverado 4x4 and a 2019 Chevrolet Colorado 4x4 as replacement vehicles; and

WHEREAS, the purchase of a 2019 Chevrolet Silverado 4x4 and 2019 Chevrolet Colorado 4x4 will facilitate the efficient and cost-effective operation of LMHA's Maintenance Crews; and

WHEREAS, these vehicles will be purchased by utilizing the state contract with Tim Short Auto Group for a total of \$62,859.00.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director

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and Contracting Officer, Lisa Osanka, is hereby authorized to issue a purchase order to Tim Short Auto Group in the amount of \$62,859.00 for the purchase of a 2019 Chevrolet Silverado 4x4 and a 2019 Chevrolet Colorado 4x4.

Dr. Dubofsky made a motion to adopt Resolution 5d "Authorization for Purchase of Replacement Vehicles from Paul Miller Ford, Inc.". Ms. Martin seconded. Motion carried by unanimous vote.

RESOLUTION NO. 22-2019 (3/19/19)

WHEREAS, funds have been allocated in the Louisville Metro Housing Authority's 2019 Capital Budget for the purchase of a 2019 Ford Transit MR SWB and a 2019 Ford Transit MR LWB as replacement vehicles; and

WHEREAS, the purchase of a 2019 Ford Transit MR SWB and 2019 Ford Transit MR LWB will facilitate the efficient and cost-effective operation of LMHA's Maintenance Crews; and

WHEREAS, these vehicles will be purchased by utilizing the state contract with Paul Miller Ford, Inc. for a total of \$53,065.00.

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 issue a purchase order to Paul Miller Ford, Inc. in the amount of \$53,065.00 for the purchase of a 2019 Ford Transit MR SWB and a 2019 Ford Transit MR LWB.

Dr. Dubofsky made a motion to adopt Resolution 5e "Approval to Enter into an Easement with the East Russell Community Enrichment Corporation for a Choice Neighborhood Initiative Action Grant Bus Stop Project". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 23-2019 (3/19/19)

WHEREAS, the Louisville Metro Housing Authority received a \$1,000,000 Action Grant on June 28, 2016 from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative (CNI) program and the Louisville Metro Government committed an additional \$375,000 in general budget funds to complete selected "action activities" in the Russell neighborhood; and

WHEREAS, enhanced bus stops that provide protection from the weather, along with seating, lighting, and artistic elements were determined by community members to be a priority project for this funding and up to \$343,000 has been allocated to design and install five SmART stop bus shelters in the neighborhood; and

WHEREAS, LMHA staff prepared a Request for Qualifications and awarded contracts to three firms to complete the five shelters, including one to VBNA, Inc. and its sub-contractor HDDS, Inc. to install a SmART stop at the northwest corner of 15th Street and Muhammad Ali Boulevard; and

WHEREAS, installation of the SmART stop at this location requires that the Louisville Metro Housing Authority (LMHA), the Louisville Metro Government (LMG) and the Transit Authority of River City (TARC), who will collectively maintain the structure, enter into an easement with the adjacent property owner, the East Russell Community Enrichment Corporation; and

WHEREAS, all parties have reviewed and agreed upon the attached Deed of Easement that will provide LMHA, LMG and TARC with an easement for use for a bus shelter as shown on the attached plat and described in the attached legal description.

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 collectively enter into, along with LMG and TARC, a Deed of Easement with the East Russell Community Enrichment Corporation for use of their property located at the northwest corner of 15th and Muhammad Ali Boulevard.

Mr. Hearn made a motion to table Resolution 5f "Support of Project Based Voucher Award to Louisville Historic Rising 2014 LLP" Rev. Ellis seconded. Motion carried by unanimous vote. After discussion, Resolution was tabled.

Ms. Martin made a motion to adopt Resolution 5g "Approval to Renew Resident Legal Services Contract with Legal Aid Society". Dr. Dubofsky seconded. Ms. Nicholson recused herself. Motion carried with one abstention.

RESOLUTION NO. 24-2019 (3/19/19)

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 Louisville Metro Housing Authority (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 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, Lisa Osanka, is hereby authorized to exercise the fourth 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.

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

RESOLUTION NO. 25-2019 (3/19/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Funds 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 Louisville Metro Housing Authority (LMHA) procurement procedures, awarded a contract to TriEco, LLC to provide the requisite services for a period of one year; and

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WHEREAS, the contract awarded to TriEco, LLC included an option to 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 one-year option to renew the Annual Environmental Consultant Contract with TriEco, LLC for an annual fee not to exceed \$300,000.

Ms. Martin made a motion to adopt Resolution 5i "Authorization to Renew the Contract for General Counsel Legal Services". Ms. Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 26-2019 (3/19/19)

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 renewal options.

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 execute the second 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. Hearn made a motion to adopt Resolution 5j "Award of Construction Contract for the Emergency Generator at Temple Spears". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 27-2019 (3/19/19)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for an emergency generator at Temple Spears; and,

WHEREAS, Sherman Carter Barnhart Architects 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 February 5, 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 in the amount of \$280,000.00 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, Lisa Osanka, is hereby authorized to enter into a

contract with Howell & Howell Contractors in the amount of \$280,000.00 for an emergency generator at Temple Spears, subject to HUD concurrence.

Discussions:

Talonda Holland with Urban Strategies gave her monthly updates to the Board as well as produced a written report.

Kevin Fields with LCCC and Jonathan Coates with MBS both updated and answered questions regarding the Beecher/Russell project and MBS produced a written report.

Kevin Fields along with Pamela Johnson, of the Miniversity Child Development Center, gave a presentation to the Board about the wellbeing of the daycare center.

Executive Session:

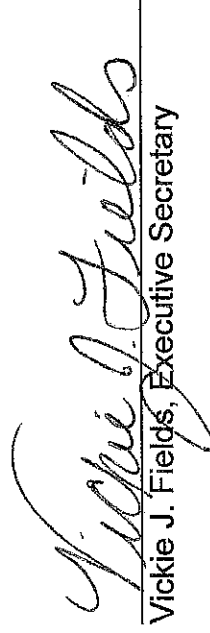
Rev. Ellis motioned to go into Executive Session, seconded by Mr. Dubofsky. Motion carried by unanimous vote. The Board retired to Executive Session at 5:30 p.m.

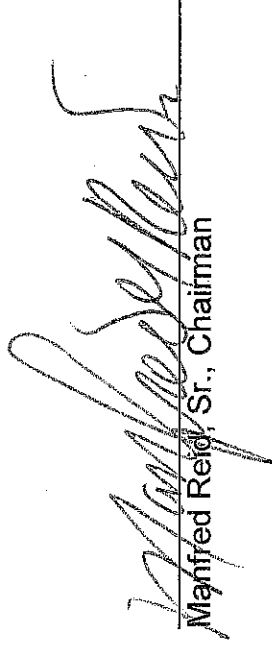
The Board returned to Open Session at 7:07 p.m.

Other Business:

There being no further business to come before the Board, Rev. Ellis motioned to adjourn, seconded by Dr. Dubofsky. Motion carried by unanimous vote.

The Board adjourned at 7:07 p.m.


Vickie J. Fields, Executive Secretary


Manfred Reid, Sr., Chairman