

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

The meeting of the Board of Commissioners was called to order by Chairman, Manfred Reid, Sr., at 3:32 p.m. Members present were Manfred Reid, Sr., Bryan Cole, Dr. David Dubofsky, Carey Hearn, and Lance Gilbert. Rev. Geoffrey Ellis was on speaker phone and absent was Thelma Martin.

Others present were: Wavid Wray, Deputy Executive Director; Directors; Staff and Vickie Fields, Executive Secretary. Rev. David Snardon, Walter Jones, Rev. Greg Wright, Kevin Fields and Miler Jackson were also in attendance.

Mr. Gilbert made a motion to approve the minutes of LMHA's regular meeting held on April 17, 2018, Dr. Dubofsky seconded. Motion carried by unanimous vote.

Dr. Dubofsky made a motion to adopt Resolution 5a "Approval of Additional Services Agreement for Beecher Phase I Planning and Design Services". Mr. Gilbert seconded. Motion carried by unanimous vote.

RESOLUTION NO. 33-2018 (5/15/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) has negotiated a Master Development Agreement (MDA) with McCormack Baron Salazar (MBS) for the redevelopment effort with the Beecher Russell Choice Neighborhood Initiative Implementation Grant; and

WHEREAS, the negotiated MDA requires that LMHA provide a clean and buildable site to the Developer for the construction of the Beecher Phase I redevelopment activities; and

WHEREAS, the clean and buildable site requirements include Planning and Design services for both the demolition and the infrastructure site improvements; and

WHEREAS, LMHA has contracted with MBS through the Additional Services Agreement to perform the necessary Planning and Design services for both the Beecher Phase I demolition and the infrastructure site improvements; and

WHEREAS, the Additional Services Agreement is included as Exhibit G within the negotiated Master Development Agreement between LMHA and MBS; and

WHEREAS, the attached agreed to budget for the Beecher Phase I Planning and Design activities is currently projected at \$ 438,102.98; and

WHEREAS, LMHA funds are available within the Authority's Capital Fund Program to fund the Beecher Phase I Planning and Design activities for demolition and infrastructure site improvements.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY that, the Additional Services Agreement for the Beecher Phase I Planning and Design activities for demolition and infrastructure site improvements in the amount of \$438,102.98 is approved.

Mr. Cole made a motion to adopt Resolution 5b "Approval of Additional Services Agreement for Beecher Phase I Demolition and Infrastructure Site Improvements". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO 34-2018 (5/15/18)

WHEREAS, the Louisville Metro Housing Authority (LMHA) has negotiated a Master Development Agreement (MDA) with McCormack Baron Salazar (MBS) for the redevelopment effort with the Beecher Russell Choice Neighborhood Initiative Implementation Grant; and

WHEREAS, the negotiated MDA requires that LMHA provide a clean and buildable site to the Developer for the construction of the Beecher redevelopment activities; and

WHEREAS, LMHA has contracted with MBS through the form of Additional Services Agreement to perform the required Beecher Phase I demolition and the infrastructure site improvements required for the delivery of the clean and buildable site requirement; and

WHEREAS, the form of Additional Services Agreement is included as Exhibit "G" within the Master Development Agreement document between LMHA and MBS; and

WHEREAS, the attached Beecher Phase I demolition and infrastructure budget reflects a total estimated cost of \$3,388,496.80 to complete both site improvements activities; and

WHEREAS, the Louisville Metro Government has committed a total of \$2,500,000 for the FY 2017 Community Development Block Grant (CDBG) funds to apply to the Beecher Phase I demolition and infrastructure costs; and

WHEREAS, the remaining balance of funding required for the Beecher Phase I demolition and infrastructure costs is projected to be \$888,496.80 which will be funded from LMHA's Capital Fund Program.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING BOARD OF COMMISSINER that the Additional Services Agreement between LMHA and MBS for the Beecher Phase I demolition and infrastructure site improvement activities is approved; to include the LMHA portion of the Beecher Phase I demolition and infrastructure site improvement costs projected at \$888,496.80.

Mr. Gilbert made a motion to adopt Resolution 5c "Authorization to Continue Participation in the Louisville Area Governmental Self-Insurance Trusts". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 35-2018 (5/15/18)

WHEREAS, the Housing Authority of Louisville, and subsequently the Louisville Metro Housing Authority, elected to participate in the Louisville Area Governmental Self Insurance Trust (LAGIT) effective January 1, 1987, for General Liability Coverage in excess of \$150,000 with a limit of \$7 million for all exposures except Pollution, Underground Storage Tank, Lead Based Paint, and other exposures which have a limit of \$5 million; and

WHEREAS, the Louisville Metro Housing Authority elected to participate in the Louisville Area Governmental General Insurance Trust (LAGGIT) effective November 26, 2002; with property coverage in excess of \$100,000 and including vehicular collision and comprehensive damage at replacement cost in excess of \$25,000; and

WHEREAS, the Trusts' Board of Trustees adopted 2018-2019 rates and premiums for General Liability Insurance Coverage and Property Insurance Coverage; and

WHEREAS, the Department of Housing and Urban Development has authorized the Authority's participation in the Self Insurance Trusts.

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NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Louisville Metro Housing Authority continue its participation in the Louisville Area Governmental Self Insurance Trust for an annual premium of \$278,308 and the Louisville Area Governmental General Insurance Trust for an annual premium of \$197,225 for the policy year of July 1, 2018 to June 30, 2019.

Mr. Hearn made a motion to adopt Resolution 5d "Authorization for Replacement of Fire Pumps at Dosker Manor Apartments". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 36-2018 (5/15/18)

WHEREAS, funds have been identified to award a contract to Midwest Sprinkler Corporation for the emergency replacement of two fire pumps that provide service to the Dosker Manor Apartments; and

WHEREAS, there was noted a problem with said fire pumps which could result in improper water flow in case of a fire in the building; and

WHEREAS, Lisa Osanka deemed an emergency procurement as a result of the condition of the fire pumps not functioning properly; and

WHEREAS, the sealed bid process was not followed due to this emergency, but three bids were received. Midwest Sprinkler Corporation was the lowest bid to replace the two fire pumps to service all three buildings and meet existing codes; and

WHEREAS, Midwest Sprinkler Corporation presented a quote of \$55,076.00 to replace both fire pumps.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Interim Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to award a contract to Midwest Sprinkler Corporation to replace two fire pumps at Dosker Manor for the amount of \$55,076.00.

Mr. Gilbert made a motion to adopt Resolution 5e "Award of Contract for the Purchase of 18 Smoking Shelters for Various Louisville Metro Housing Authority Sites". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 37-2018 (5/20/18)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the purchase of Smoking Shelters for various Louisville Metro Housing Authority Sites; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on April 17, 2018, bids were received and tabulated for the purchase of such shelters; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Brasco International, in the amount of \$96,300.00 is the most responsive and responsible bid received and recommends award of the contract to Brasco International; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Interim Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a contract with Brasco International in the amount of \$96,300.00 for the purchase of 18 Smoking Shelters for various Louisville Metro Housing Authority Sites.

Mr. Cole made a motion to adopt Resolution 5f "Approval of 2018 Contract Renewal with Aetna to Provide Long Term Disability, Group Life and Accidental Death & Dismemberment Coverage". Dr. Dubofsky seconded. Motion carried by unanimous vote.

RESOLUTION NO. 38-2018 (5/15/18)

WHEREAS, the renewal date of the current contract with Aetna to provide long-term disability, group term life and accidental death & dismemberment (AD&D) coverage to full-time, non-union employees is May 1, 2018; and

WHEREAS, the procurement provisions for the Aetna contract provides for a one year contract with four subsequent annual one year renewal options without additional procurement. Renewal of the contract for the 2018 - 2019 plan year will represent the fourth and final of the four one year renewal options; and

WHEREAS, the Aetna premium cost for the 2017- 2018 plan year was \$119,665.79; and

WHEREAS, Aetna has proposed a 2% increase in the premium costs for the 2018 - 2019 plan year; and

WHEREAS, the proposed 2% increase in the premium costs results in an estimated increase of \$2,393.32 for the plan year and generates a total estimated cost of \$122,059.11 for the 2018 - 2019 plan year; and

WHEREAS, the proposed 2% increase will be included in the FY 2018 AND FY 2019 operating budgets.

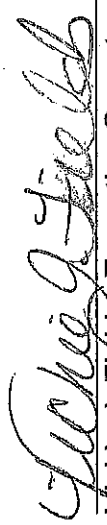
NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Interim Executive Director and Contracting Officer, Lisa Osanka, is authorized to enter into a contract with Aetna to provide long-term disability, group term life and accidental death & dismemberment insurance coverage to Louisville Metro Housing Authority full-time, non-union employees for the period of May 1, 2018 through April 30, 2019 for an estimated amount not to exceed \$122,059.11.

BE IT FURTHER RESOLVED that the annual premium for the plan year May 1, 2015 through April 30, 2016 in the amount of \$117,019.66, the annual premium for the plan year May 1, 2016 through April 30, 2017 in the amount of \$117,880.97 and the annual premium for plan year May 1, 2017 through April 30, 2018, in the amount of \$119,665.79 are also approved.

Mr. Reid stated that he wanted to table Resolution 5g for two (2) months to review all facets of this resolution. Mr. Gilbert made the motion to table Resolution 5g "Honoring Tim Barry, Retiring Executive Director" and Dr. Dubofsky seconded. Motion carried by unanimous vote.

There being no further business to come before the Board, Mr. Hearn motioned to adjourn, seconded by Mr. Gilbert. Motion carried by unanimous vote. The Board adjourned at 4:05 p.m.


Manfred Reid, Sr., Chairman


Vickie J. Fields, Executive Secretary