

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
FEBRUARY 15, 2022

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairman Manfred Reid Sr., at 3:32 p.m. Due to the COVID-19 Outbreak, participants may call in by way of Zoom Conference Video Call or attend In-Person. Members present were Commissioner Chad Collier, Commissioner Geoffrey Ellis, Commissioner Brian Evans, Commissioner Gena Harris, Commissioner Mary Elizabeth Miles, and Commissioner Lisa Nicholson. Members absent Commissioner Cary Hearn (excused), and Mayor's Proxy, Mary Ellen Wiederwohl (excused).

Others present were Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Directors; Richard Nash, III, Attorney; Vickie Fields, Executive Secretary; Lance Gilbert, Emeritus; Janet Daken, LMHA Staff and other individuals of the public.

On recommendation of LMPHW and the CDC guidelines on social distancing, LMHA is doing its part to prevent the spread of COVID-19 by using available technology to conduct the necessary and vital business of the agency. All public meetings will be held adhering to federal and state standards while maintaining the health and well-being of LMHA staff, residents and partners.

Announcements:

None.

Committee Reports:

Commissioner Ellis stated a Meet & Greet was held on Friday, February 11, 2022, with the Security and Safety Committee and HALO Officers.

Approval of Minutes:

Commissioner Collier wanted the minutes to reflect that he was in fact in attendance at the January 18, 2022, meeting but signed on a little late.

Commissioner Nicholson made a motion to approve the minutes of LMHA's regular meeting held on January 18, 2022. Commissioner Miles seconded. Motion carried by unanimous vote.

Resolutions:

Commissioner Nicholson made a motion to adopt Resolution 5A “Approval of Rental Agreement to Lease Commercial Space at Parkway Place to Keystone Learning Academy”. Commissioner Harris seconded. Motion carried by unanimous vote. Dan Farrell wanted to Board to be aware that he calculated the percentage rate on Resolution 5A incorrectly.

RESOLUTION NO. 05-2022 (2/15/2022)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns the commercial space located at 1705 S. 13th Street in Parkway Place Housing Development; and

WHEREAS, Keystone Learning Academy leases the commercial space from Louisville Metro Housing Authority (LMHA) for purposes of operating a state funded childcare facility; and

WHEREAS, Keystone Learning Academy is a high performing, nationally accredited early learning center; and

WHEREAS, Keystone Learning Academy offers services to Parkway residents who pay an income-based co-payment; and

WHEREAS, rent from Keystone Learning Academy is set at \$555 per month inclusive of utilities and systems maintenance, representing a \$36 increase based on the 2021 Consumer Price Index of 0.07%; and

WHEREAS, Keystone is required to maintain legal liability insurance naming the Louisville Metro Housing Authority (LMHA) as an additional insured; and

WHEREAS, LMHA has agreed to lease commercial space to Keystone Learning Academy for a period of one-year.

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 lease with Keystone Learning Academy.

Commissioner Ellis made a motion to adopt Resolution 5B “Approval to Renew the HUD and Federal Related Professional Legal Service Contract with Reno & Cavanaugh, PLLC.” Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 06-2022 (2/15/2022)

WHEREAS, the Louisville Metro Housing Authority (LMHA) periodically requires general, HUD and Federal-related legal services; and

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 2021, 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 first option to renew the contract for the HUD and Federal Related Professional Legal Services Contract with Reno & Cavanaugh, PLLC for a fee not to exceed \$100,000.

Commissioner Harris made a motion to adopt Resolution 5C “Approval to Renew the General and Real Estate Professional Legal Service Contract with Stites & Harbison, PLLC.” Commissioner Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 07-2022 (2/15/2022)

WHEREAS, the Louisville Metro Housing Authority (LMHA) periodically requires general and real estate legal services; and

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 2021, 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 first option to renew the contract for General and Real Estate Professional Legal Services Contract with Stites & Harbison, PLLC for a fee not to exceed \$150,000.

Commissioner Nicholson made a motion to adopt Resolution 5D “Approval of Security Contract for Certified Security Services for Dosker Manor.” Commissioner Evans seconded. Motion carried by unanimous vote.

RESOLUTION NO. 08-2022 (2/15/2022)

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 25 January 2022 and Independent Police Services, Inc. was the most responsive and responsible bidder at a rate of \$48.98 per hour for certified law enforcement officers for a one-year period 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 a one-year contract with Independent Police Services Inc. during the month of 01 March 2022 through the month of 28 February 2023 for Certified Law enforcement Officers at Dosker Manor in an amount not to exceed \$429,064.80.

Discussion Items:

The Board discussed the Supreme Court OSHA ETS announcement to withdrawal it’s emergency standards. The Board agreed to continue to follow the Courts on the ETS.

Commissioner Nicholson left the meeting at 4:02 p.m.

Executive Session:

Commissioner Miles motioned to go into Executive Session, seconded by Commissioner Harris. Motion carried by unanimous vote. The Board retired to Executive Session at 4:03 p.m.

The Board returned to Open Session at 4:15 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Miles motioned to adjourn, seconded by Commissioner Harris. Motion carried by unanimous vote. The Board adjourned at 4:16 p.m.

Vickie J. Fields, Executive Secretary

Manfred G. Reid, Sr., Chairman