

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
MAY 17, 2022

**Roll Call:**

The meeting of the Board of Commissioners was called to order by Chairman Manfred Reid Sr., at 3:34 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 Geoffrey Ellis, Commissioner Gena Harris, Commissioner Cary Hearn, and Commissioner Lisa Nicholson. Absent were Commissioner Chad Collier (excused), Commissioner Mary Elizabeth Miles (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; LMHA Staff, Lance Gilbert, 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:**

The Executive Director announced that Metro Council is considering a Board nominee for the Housing Authority. The person being considered is a participant of the Housing Choice Voucher program and a former Beecher Terrace resident. It is anticipated that the nominee will be approved by Metro Council in June and that this individual will join the June Board Meeting. Mr. Reid will continue to be the Board Chair at the June Board meeting. Election of Officers will take place at the July Board meeting.

**Committee Reports:**

No Committee reports.

**Approval of Minutes:**

Commissioner Nicholson made a motion to approve the amended minutes of LMHA's regular meeting held on May 17, 2022, to correct the spelling of Cary Hearn's name on page 2. Commissioner Ellis seconded. Motion carried by unanimous vote.

**Resolutions:**

Commissioner Nicholson made a motion to adopt Resolution 5A “Authorization to Donate Two Vacant Lots.” Commissioner Hearn seconded. Motion carried by unanimous vote.

**RESOLUTION NO. 26-2022 (5/17/2022)**

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns two lots located at 932 Mason Avenue and 12405 Hiawatha Avenue; and

WHEREAS, 932 Mason Avenue is an irregular sliver of land between an industrial property and another small and irregularly shaped property. Property was obtained in 2009 for \$1.00 whereby a group of lots were transferred to LMHA as part of site control for the Sheppard Square HOPE VI; and

WHEREAS, 12405 Hiawatha Avenue currently is being used as a public right-of-way. Lot is situated where Heafer Road runs through the middle of property, rendering the parcel unusable. Property was obtained in 1980 by the Housing Authority of Jefferson County; and

WHEREAS, LMHA seeks to donate 932 Mason Avenue back to the Landbank Authority and 12405 Hiawatha Avenue back to Louisville Metro Government; and

WHEREAS, the Office of Housing & Community Development has reviewed and approved LMHA’s donation requests and has agreed to accept the vacant properties pending LMHA Board approval; and

WHEREAS, there are no Declaration of Trusts recorded on the lots. Over time LMHA has spent a de minimis amount of funds to maintain the parcels. LMHA is not seeking Special Applications Center disposition approval; and

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 donate 932 Mason Avenue to the Landbank Authority and 12405 Hiawatha Avenue back to Louisville Metro Government.

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Commissioner Nicholson made a motion to adopt Resolution 5B “Approval of Intergovernmental Agreement with the Louisville Metro Police Department for the Provision of the Housing Authority Liaison Officer (HALO) Program at Dosker Manor and Parkway Place.” Commissioner Hearn seconded. Motion carried by unanimous vote.

**RESOLUTION NO. 27-2022 (5/17/2022)**

WHEREAS, for the past several years and this year, funding has been made available in the Capital Budget to provide increased community policing services at Dosker Manor and Parkway Place; and

WHEREAS there continues to be concern by LMHA staff, city officials, and residents regarding the safety and security at these locations, making it necessary that HALO officers are needed to provide ongoing police services; and

WHEREAS the most recent resolution to enter an Intergovernmental Agreement with the Louisville Metro Police Department for the provision of the Housing Authority Liaison Officer (HALO) program was approved July 1<sup>st</sup>, 2021 for four (4) HALO's at 40 hours per week, ending June 20<sup>th</sup>, 2022.

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 an Intergovernmental Agreement with the Louisville Metro Police Department for the provision of the Housing Authority Liaison Officer (HALO) program for the period of July 1<sup>st</sup>, 2022 through June 30<sup>th</sup>, 2023 for uniformed security services and uniformed armed security at Dosker Manor and Parkway Place not to exceed \$131,447 annually.

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Commissioner Nicholson made a motion to adopt Resolution 5C "Interagency Governmental Agreement with the Louisville Metro Government for Beecher Terrace Recreational Amenities." Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 28-2022 (5/17/2022)

WHEREAS, on December 12, 2016, the Department of Housing and Urban Development (HUD) awarded the Louisville Metro Housing Authority (LMHA) and the Louisville Metro Government a \$29,575,000 Choice Neighborhoods Initiative (CNI) Implementation grant to redevelop the Beecher Terrace public housing site, which includes the provision of certain recreational amenities; and

WHEREAS, the recreational amenities which are the subject of this Resolution include the renovated and expanded historic Baxter Community Center (hereinafter "BCC"), and a newly created park at 13<sup>th</sup> Street and Muhammad Ali Boulevard (hereinafter referred to as the "Park", and together with BCC shall collectively be referred to herein as the "Amenities"), and the ongoing management, maintenance, programming, and capital improvements required for the Amenities; and

WHEREAS, funding to implement and operate these Amenities has been earmarked and approved by LMHA's Board of Commissioners per Resolution No. 16-2022 (4/19/22); and

WHEREAS, LMHA is in need of certain services to complete, and provide for the ongoing operation of these recreational amenities; and

WHEREAS, the Louisville Metro Government has the staff and contractors to oversee performance and completion of these recreational amenities, or portions thereof, and to provide ongoing management, maintenance and programming for same.

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 an Intergovernmental Agreement with the Louisville Metro Government for the services and costs needed to successfully implement the Amenities, and to reimburse LMG for same for a total amount currently estimated not to exceed \$3,685,000.

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Commissioner Ellis made a motion to adopt Resolution 5D “Authorization to Renew the Annual Environmental Consultant Contract.” Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 29-2022 (5/17/2022)

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, mold and other environmental hazards where present in the course of agency operations; and

WHEREAS, the Louisville Metro Housing Authority (LMHA) needs an environmental consultant to monitor and supervise such abatement work and to perform testing and conduct clearance procedures related to such abatement work to protect LMHA’s interests; and

WHEREAS, on July 23, 2021, LMHA staff awarded a contract to CMec, LLC to provide the requisite services for an initial period of one year; and

WHEREAS, the contract awarded to CMec, LLC 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 Annual Environmental Consultant Contract with CMec, LLC in the amount not to exceed \$300,000.

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Commissioner Ellis made a motion to adopt Resolution 5E “Renewal of Yardi System Annual License and Maintenance Fees.” Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 30-2022 (5/17/2022)

WHEREAS, Louisville Metro Housing Authority (LMHA) requires an integrated computer software solution to serve the needs and requirements of our staff, residents, landlords, and governing agencies; and

WHEREAS, on March 2021 LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Yardi Systems, Inc to provide conversion to and licensing of an enterprise software system; and

WHEREAS, the contract awarded to Yardi Systems included an agreement to Annual Subscription and Licensing fees of approximately \$ 389,000; and

WHEREAS, the implementation of the Yardi System for the Housing Choice Voucher Program will require conversion costs of \$ 100,000.

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 contracts with Yardi Systems Inc, in the amount of \$ 489,000.

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Commissioner Nicholson made a motion to adopt Resolution 5F “Approval of Change Order No. 2 for the Dosker B Electrical Upgrades.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 31-2022 (5/17/2022)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for Dosker B Electrical Upgrades; and

WHEREAS, the contract awarded to Howell & Howell Contractors, Inc. on June 3, 2021, for the Dosker B Electrical Upgrades will require Change Order No. 2 to address the unforeseen conditions related to the conduit feeding the new PTAC units, rebuilding the ceiling on the first-floor unit to match the sprinkler head elevation as required to meet codes, and omitting the replacement of the secondary feeder wire; and

WHEREAS, the contractor submitted a proposal for completing the additional work, and both the A/E Consultants and project LMHA team found the proposal to be justified and reasonable; and

WHEREAS, the additional work will be performed in part by the electrical subcontractor, which will represent a nominal increase of 0.011% to the WBE participation of 37%.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METROHOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to approve Change Order No. 2 for Dosker B Electrical Upgrades with Howell & Howell Contractors, Inc. in the amount of \$2,932.19.

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Commissioner Ellis made a motion to adopt Resolution 5G “Authorization to Enter into a Construction Agreement with River City Housing For New Home Located on Lot #15 at Sheppard Square.” Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 32-2022 (5/17/2022)

WHEREAS, in June 2017, the Louisville Metro Housing Authority (LMHA) and the U.S. Department of Housing and Urban Development entered into an Addendum to the HOPE VI Implementation Grant Agreement, which describes the Onsite Homeownership Phase for the Sheppard Square HOPE VI Revitalization; and

WHEREAS, as the developer for the Sheppard Square Homeownership Program, LMHA will make non-federal funds available for construction financing for homebuyers; and

WHEREAS, the funds will originate from developer fees earned by LMHA from Sheppard Square rental phases; and

WHEREAS, on February 8, 2017, the LMHA issued a Request for Letters of Interest for Onsite Homebuilders for Sheppard Square HOPE VI Revitalization and River City Housing (RCH) was one of two respondents; and

WHEREAS, LMHA has identified a prospective purchaser for property located at 741 John Little Street, and would like to enter into a Construction Agreement with RCH for the construction of a new 1,100 square foot single-family accessible home on the property; and

WHEREAS, the Construction Agreement will be in the amount not to exceed \$262,650.00; and

WHEREAS, RCH will provide all labor, material, supervision, equipment, and all other things necessary to prosecute and complete the work in 180 calendar days as described in the Construction Agreement.

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 construction agreement with River City Housing in the amount not to exceed of \$262,650.00 for the construction of a new home located at 741 John Little Street at Sheppard Square.

**Discussion Items:**

None.

**Executive Session:**

Commissioner Nicholson motioned to go into Executive Session, seconded by Commissioner Hearn. Motion carried by unanimous vote. The Board retired to Executive Session at 4:17 p.m.

The Board returned to Open Session at 4:57 p.m.

**Other Business:**

There being no further business to come before the Board, Commissioner Nicholson motioned to adjourn, seconded by Commissioner Ellis. Motion carried by unanimous vote. The Board adjourned at 4:58 p.m.

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Vickie J. Fields, Executive Secretary

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Manfred G. Reid, Sr., Chairman