

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JUNE 21, 2022

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairman Manfred Reid Sr., at 3:33 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 Gena Harris, Commissioner Mary Elizabeth Miles, Commissioner Lisa Nicholson and Commissioner Pugh. Absent were 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; 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:

There were no public comments.

Mr. Reid welcomed the newly appointed Board Commissioner, Ms. Leah Pugh, to the Louisville Metro Housing Authority Board of Commissioners. Attorney Richard Nash administered the Oath of Office to Ms. Pugh.

Committee Reports:

No Committee reports.

Approval of Minutes:

Commissioner Nicholson made a motion to approve the minutes of LMHA's regular meeting held on May 17, 2022. Commissioner Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Commissioner Harris made a motion to adopt Resolution 5A “Approval of 2022-2023 Contract Renewal with the Lincoln Financial Group to Provide Long Term Disability, Group Life and Accidental Death & Dismemberment Coverage.” Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 33-2022 (6/21/22)

WHEREAS, a Request for Proposal to provide long-term disability, group term life and accidental death & dismemberment (AD&D) coverage to full-time, non- union employees was issued on March 19, 2019. The contract to provide the coverages was awarded to The Lincoln Financial Group; and

WHEREAS, the renewal date of the current contract with The Lincoln Financial Group is June 1, 2022; and

WHEREAS, the procurement provisions for the Lincoln Financial Group contract provides for a one year contract with four subsequent annual one year renewal options without additional procurement. Renewal of the contract for the 2022- 2023 plan year will represent the third of the four one year renewal options; and

WHEREAS, the Lincoln Financial Group premium cost for the 2021-2022, twelve month plan year through May 2022 is \$83,990.70; and

WHEREAS, the Lincoln Financial Group has not proposed a premium increase to the group term life insurance coverage or to the long-term disability or accidental death & dismemberment coverages for the 2022-2023 plan year; and

WHEREAS, it is anticipated that there will be some fluctuation in the 2022-2023 premium costs as a result of changes in employees’ employment status, as well as the addition of new employees; and

WHEREAS, funding for this contract renewal has been factored into the FY 2022-2023 operating budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Lisa Osanka, is authorized to enter into a contract renewal with the Lincoln Financial Group 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 June 1, 2022 through May 31, 2023 for an estimated amount not to exceed \$85,000.00 to allow for the anticipated fluctuation in premium cost as a result of employment changes and additions.

Commissioner Nicholson made a motion to adopt Resolution 5B “Authorization to Award a Contract for Fire Sprinkler Services.” Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 34-2022 (6/21/22)

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire sprinklers at 1101-1107 Payne (Basement Area), 1536-1538 Garland (Rear In Basement Area), 2213-2215 Bolling (Basement Area), 302-314 N. 19th St. (Basement Area), 328 N. Birchwood Ave., 500 East Jefferson Street, 520 West Breckinridge, 801 E. Broadway Bldg., 906 & 908 S. 6th Street, 922, 924 & 926 Ormsby, Avenue Plaza (400-420 S. 8th Street – High Rise), Will E. Seay Plaza (4314 Bishop Lane - High Rise), California Day Care (1705 So. 13th Street), Dosker Manor A (413 E. Muhammad Ali Blvd - High Rise), Dosker Manor B (409 E. Muhammad Ali Blvd – High Rise), Dosker Manor C (415 E. Muhammad Ali Blvd – High Rise), Lourdes Hall (735 Eastern Parkway - High Rise), Mabel Wiggins Family Investment Center (1411 Algonquin Parkway), St. Catherine Court (1114 S. 4th St. - High Rise), The United Building (Section 8 Building), Vine Street Office, Parkway Community Center Office, and Maintenance Shop; and

WHEREAS, the Authority has allocated funds for a fire sprinkler testing, inspection, and service contract in its fiscal year 2023 Operating Budget; and

WHEREAS, specifications were developed, advertised April 18, 2018, and bids were received on May 8th, 2018 for fire sprinkler service at various sites; and

WHEREAS, staff reviewed the bids received and determined Johnson Control (Simplex Grinnell) to be the most responsive and responsible bid received; and

WHEREAS, Johnson Control (Simplex Grinnell) was awarded the contract for one (1) year, with four (4) one-year renewal options; and

WHEREAS, Johnson Control (Simplex Grinnell) has exercised the initial one-year contract, first, second, and third one-year renewal options; and

WHEREAS, LMHA and Johnson Control (Simplex Grinnell) would like to exercise the fourth (final) 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, Lisa Osanka, is hereby authorized to enter into a contract with Johnson Control (Simplex Grinnell) for fire sprinkler testing, inspection and service for the period beginning July 1, 2022 through June 30, 2023 in the amount of \$33,764.

Commissioner Harris made a motion to adopt Resolution 5C “Authorization to Renew Fire Alarm System Testing, Inspection and Service Contract.” Commissioner Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 35-2022 (6/21/22)

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire alarm equipment at Parkway Place Management Office and Maintenance Shop, Dosker Manor-Buildings “A”, “B”, and “C”, St. Catherine Ct., Avenue Plaza, Lourdes Hall, Will E. Seay Plaza, Keystone Learning Academy, Parkhill Recreational Center, Mabel W. Wiggins Family Investment Center, 801 East Broadway, Baxter Community Center, St. Martin Apartments, 500 Jefferson St., H. Temple Spears, Vine Street Office and the United Building; and

WHEREAS, the Authority has allocated funds for a fire alarm system testing, inspection, and service contract in its fiscal year 2022 Operating Budget; and

WHEREAS, Johnson Control (Simplex Grinnell) holds the state contract (MA #758-1600000955) for this type of service for an amount not to exceed \$177,000.

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 renew the fire alarm system testing, inspection, and service contract with Johnson Control (Simplex Grinnell) for the period beginning July 1, 2022 through June 30, 2023 in the amount of \$177,000.

Commissioner Miles made a motion to adopt Resolution 5D “Approval of Intergovernmental Agreement between the Louisville Metro Housing Authority (LMHA) and the Department of Codes and Regulations (C&R) for Inspection Services.” Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 36-2022 (6/21/22)

WHEREAS, the Louisville Metro Department of Codes and Regulations (C&R) currently provides inspection services for privately owned units participating in the Louisville Metro Housing Authority’s (LMHA) Housing Choice Voucher program; and

WHEREAS, the inspection services have been provided under an intergovernmental agreement that was put in place in 2003 as amended; and

WHEREAS, it is the desire of the parties to continue their arrangement in which LMHA utilizes certain inspection and administrative functions currently available within C&R.

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 ongoing Intergovernmental Agreement with the Louisville Metro Department of Codes and Regulations (C&R) to provide inspection services, beginning July 1, 2022, for an annual amount of approximately \$1,274,743. The annual amount of the agreement will be adjusted and supported by a budget each year and will be reflective of estimated costs in providing the inspection services.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to extend this Intergovernmental Agreement for renewable one-year periods, as agreed to by both parties, and to negotiate all contractual documents with the Louisville Metro Department of Codes and Regulations (C&R) on behalf of the Louisville Metro Housing Authority.

Commissioner Nicholson made a motion to adopt Resolution 5E "Award of Construction Contract on 10014 Whipps Mill Road Siding Replacement Proposal #1564." Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 37-2022 (6/21/22)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for 10014 Whipps Mill Road Siding Replacement; and

WHEREAS, Sherman Carter Barnhart Architects and Engineers developed construction documents for this project; and

WHEREAS, the project was advertised in the Courier-Journal on May 18, 2022, LMHA's website and Housing Agency Marketplace and The Louisville Defender, on May 19, 2022, and on June 7, 2022, the bid was received and tabulated for the contractor to perform the work; and

WHEREAS, staff reviewed the bid received and determined that the bid submitted by Daleos Construction, LLC in the amount of \$397,000.00 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 Construction

Contract with Daleos Construction, LLC in the amount of \$397,000.00 for 10014 Whipps Mill Road Siding Replacement.

Discussion Items:

The Executive Director along with several Board Members thanked Mr. Reid for his 20+ years of service and leadership to the LMHA Board and look forward to his service as an emeritus member on the Board.

Executive Session:

Commissioner Harris motioned to go into Executive Session, seconded by Commissioner Nicholson. Motion carried by unanimous vote. The Board retired to Executive Session at 4:20 p.m.

The Board returned to Open Session at 5:16 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Ellis motioned to adjourn, seconded by Commissioner Harris. Motion carried by unanimous vote. The Board adjourned at 5:16 p.m.

Vickie J. Fields, Executive Secretary

Manfred G. Reid, Sr., Chairman