

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JULY 19, 2022

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairperson Gena Harris, at 3:40 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 Mary Elizabeth Miles, Commissioner Lisa Nicholson, Commissioner Leah Peale and Commissioner Manfred Reid Sr. Absent were Commissioner Chad Collier (excused), 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, James Graham 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:

James Graham with Cosmos Technology introduced himself to the Board and stated he looked forward to any future opportunities working with the Housing Authority.

Committee Reports:

Commissioner Nicholson informed the Board that the Governance Committee met on June 23, 2022 and that she'd like those minutes attached to the July board meeting minutes. Commissioner Nicholson stated that the Board orientation training will likely take place in September.

Chairman Harris thanked the Governance Committee for all their hard work and everything they have accomplished.

Approval of Minutes:

Commissioner Nicholson made a motion to approve the minutes of LMHA's regular meeting held on June 21, 2022. Commissioner Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Commissioner Nicholson made a motion to adopt Resolution 5A "Authorization to Renew Excess Workers' Compensation Coverage." Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 38-2022 (7/19/22)

WHEREAS, the Louisville Metro Housing Authority (LMHA) has been successfully self-insured with excess coverage for workers' compensation claims; and

WHEREAS, the LMHA submitted requests for proposals for Excess Workers' Compensation Insurance on June 12, 2019; and

WHEREAS, proposals were received and publicly opened on July 2, 2019; and

WHEREAS, the original contract award to Arch Insurance Company included four, one-year renewal options; and

WHEREAS, staff is requesting approval of the third, one-year renewal option.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LOUISVILLE METRO HOUSING AUTHORITY, that the Louisville Metro Housing Authority purchase Excess Workers' Compensation Insurance with a self-insured retention of \$600,000 offered by Arch Insurance Company, through Underwriters Safety and Claims, Inc. for a one-year deposit premium of \$103,500 for the policy year of August 1, 2022 to July 31, 2023.

Commissioner Ellis made a motion to adopt Resolution 5B "Approval to Renew Special Projects Consultant Contract with Hairgrove Consulting." Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 39-2022 (7/19/22)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Section 8 Program, which may be used for Program-related consulting services when necessary in the course of agency operation; and

WHEREAS, in July 2020, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Hairgrove Consulting for a period of one year to provide consulting services for special projects, including the development and implementation of the Project Based Voucher program that was launched in conjunction with the Choice Neighborhoods Implementation (CNI) grant program; and

WHEREAS, the contract awarded to Hairgrove Consulting 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 second option to renew the contract for Special Projects Consultant with Hairgrove Consulting with a not-to-exceed fee of \$110,000.

Commissioner Nicholson made a motion to adopt Resolution 5C “Approval of Security Contract for Uniformed Unarmed Security Services for Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, Lourdes Hall, and United Building.” Commissioner Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 40-2022 (7/19/22)

WHEREAS, for the past several years and this year, funding has been made available in the Capital Budget to provide security services at Dosker Manor, Avenue Plaza, St Catherine Court, Will E. Seay, Lourdes Hall, United Building, and at other locations on an as needed basis; and

WHEREAS there continues to be concern by Louisville Metro Housing Authority (LMHA) staff, city officials, and residents regarding the continued safety and security at these locations, making it necessary that security guards are needed to provide ongoing monitoring and security coverage; and

WHEREAS this request for proposal was put out for bid on 09 June 2022 and BWH Security was the most responsive and responsible bidder at a rate of \$20.25 per hour for Uniformed Unarmed Security Guards for a (1) one-year period with the option for (4) four 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 into a (1) one-year contract with BWH Security, during the month of 01 August 2022 through the month of 31 July 2023 for Uniformed Unarmed Security Guards at Dosker Manor, Avenue Plaza, St Catherine Court, Will E. Seay Plaza, Lourdes Hall, United Building, and at other locations on an as needed basis in an amount not to exceed \$1,610,037.00.

Commissioner Nicholson made a motion to adopt Resolution 5D “Authorization to Accept Payoff of Stephen Foster Senior Apartments Loan.” Commissioner Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 41-2022 (7/19/22)

WHEREAS, the Louisville Metro Housing Authority (LMHA) loaned \$1,160,000 in April 2006 to Stephen Foster Senior Apartments, LLC (Stephen Foster) for the development of Public Housing 18 units at 4020 S. Garland Ave; and

WHEREAS, Stephen Foster developed the Mixed-Finance development using Low Income Housing Tax Credit Equity (LIHTC), HOME Funds, a private mortgage and the LMHA Loan in the amount of \$1,160,000 with interest accruing at 4.79%; and

WHEREAS, approval of the buyer and its management team is subject to HUD approval; and

WHEREAS, the development has reached the end of its Initial 15-Year Compliance Period (LIHTC), enabling Stephen Foster’s sale of the property. As part of the transaction, Stephen Foster has proposed that LMHA accept \$1,160,000 to fully satisfy the LMHA Loan.

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 document the sale and accept the initial loan principal amount of \$1,160,000 in full satisfaction of the LMHA Loan.

Discussion Items:

None.

Executive Session:

Commissioner Miles motioned to go into Executive Session, seconded by Commissioner Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:09 p.m.

The Board returned to Open Session at 4:37 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Ellis motioned to adjourn, seconded by Commissioner Peale. Motion carried by unanimous vote. The Board adjourned at 4:38 p.m.

Vickie J. Fields, Executive Secretary

Gena Harris, Chairperson