

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

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairperson Gena Harris, at 3:37 p.m. Due to the COVID-19 Outbreak, participants may call in by way of Zoom Conference Video Call or attend In-Person. Members also present were, Commissioner Geoffrey Ellis, Commissioner Cary Hearn, Commissioner Leah Peale, and Mayor's Proxy, Mary Elizabeth Wiederwohl. Absent were Commissioner Chad Collier (excused), Commissioner Mary Elizabeth Miles (excused), Commissioner Nicole Nally (excused), and Commissioner Lisa Nicholson (excused). Others present were Manfred Reid, Emeritus Member; Lance Gilbert, Emeritus Member, Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Directors; Richard Nash, III, Attorney; Vickie Fields, Executive Secretary; LMHA staff, Janet Daken, Jeff Griffith, 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 Board of Commissioners, staff, residents, and partners.

Announcements:

There were no announcements or public comment.

Committee Reports:

Commissioner Ellis informed the Board that he Chaired a Security and Safety Committee Meeting yesterday (November 14, 2022) in which the Fire Alarm Systems resolution that is being presented at today's board meeting was discussed.

Commissioner Hearn stated that the Finance Committee is in the midst of an Audit which is moving along nicely and will be reported on in the next couple of months.

Approval of Minutes:

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

Resolutions:

Commissioner Ellis made a motion to adopt Resolution 5A “Authorization to Renew Shingle Roof Repair and Replacement Contract.” Commissioner Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 60-2022 (11/15/22)

WHEREAS, the Louisville Metro Housing Authority (LMHA) is required to maintain, repair and replace all roofs as needed at all LMHA properties; and

WHEREAS, specifications were developed, advertised, and bids received on November 5, 2019, for Shingle Roof Repair and Replacement at Various Sites as needed for all LMHA sites; and

WHEREAS, the Evaluation Committee reviewed the bids received and determined L.H. Barrett Co., LLC to be the most responsive and responsible bid received; and

WHEREAS, the Evaluation Committee and Management recommended award of this contract to L.H. Barrett Co., LLC for one year, with four one-year renewal options; and

WHEREAS, the initial year contract has been exercised; and

WHEREAS, the first and second one-year renewal has expired; and

WHEREAS, LMHA and L.H. Barrett Co., LLC would like to execute the third 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 L.H. Barrett Co., LLC for repairs and replacement of roofs as needed for all LMHA sites, in an amount not to exceed \$100,000 annually.

Commissioner Ellis made a motion to adopt Resolution 5B “Approval of 2023 Health Insurance Contract with Anthem Blue Cross and Blue Shield.” Commissioner Peale seconded. Motion carried by unanimous vote.

RESOLUTION NO. 61-2022 (11/15/22)

WHEREAS, the current contract with Anthem Blue Cross and Blue Shield to provide employee health insurance coverage will expire on December 31, 2022; and

WHEREAS, the procurement provisions for the Anthem health insurance contract provides for a one-year contract with four subsequent annual one-year renewal options without additional procurement; renewal of the contract for the 2023 calendar year will represent the first of the four one-year renewal options; and

WHEREAS, the Anthem premium cost for the 2022 calendar year is estimated to be \$4,294,966; and

WHEREAS, Anthem has proposed a 14.0% increase in the premium costs for the 2023 calendar year; and

WHEREAS, the proposed 14.0% increase in the premium costs results in an estimated increase of \$601,295 for calendar year 2023 and generates a total estimated 2023 health insurance cost of \$4,896,261; and

WHEREAS, of the proposed total estimated premium cost of \$4,896,261 for calendar year 2023, LMHA employees will contribute approximately 7.8% (approx. \$381,695) and LMHA will pay the remaining 92.2% (approx. \$4,514,565); and

WHEREAS, the proposed 14.0% increase will be included in the FY 2022 and FY 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 with Anthem Blue Cross and Blue Shield to provide health insurance coverage to LMHA employees for the period of January 1, 2023 through December 31, 2023 for an annual premium amount of \$4,896,261.

Commissioner Peale made a motion to adopt Resolution 5C "Award of Construction Contract for Dosker Manor Fire Alarm Replacement." Commissioner Wiederwohl seconded. Motion carried by unanimous vote.

RESOLUTION NO. 62-2022 (11/15/22)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the Dosker Manor Fire Alarm Replacement; and

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

WHEREAS, the project was advertised for bids in the Courier-Journal, LMHA's Website and Housing Agency Marketplace on October 12th, 2022; and on The Louisville Defender on October 27, 2022; and on November 8, 2022, one bid was received and tabulated for the contractor to perform the work; and

WHEREAS, because only one bid was received, following the procurement policies, a letter was sent to HUD on November 11, 2022 to request approval to award the contract to the sole bidder; and

WHEREAS, staff reviewed the bid received and determined that the bid submitted by Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 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 Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 for Dosker Manor Fire Alarm Replacement, subject to HUD approval.

Commissioner Ellis made a motion to adopt Resolution 5D "Award of Construction Contract for Baxter Community Center Renovation and Addition." Commissioner Peale seconded. Commissioner Wiederwhol voted present rather than for or against the resolution. Motion carried by all other members. A few Commissioners felt that further discussion is warranted on minority participation and asked that a meeting be scheduled.

RESOLUTION NO. 63-2022 (11/15/22)

WHEREAS, funds have been received from Section 8 Reserves and Choice Neighborhoods Implementation grant, along with American Rescue Plan funds from Louisville Metro Government and grant funds from the James Graham Brown Foundation for the Baxter Community Center Renovation and Addition; and

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

WHEREAS, the project was advertised for bids in The Courier-Journal, LMHA's Website and Housing Agency Marketplace on October 12, 2022; and on The Louisville Defender October 13, 2022; and on November 8, 2022 bids were received and tabulated for the contractor to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Churchill McGee, LLC in the amount of \$8,978,000.00 is the most 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 a contract with Churchill McGee, LLC in the amount of \$8,978,000.00 for the Baxter Community Center Renovation and Addition.

Discussion Items:

None.

Executive Session:

Commissioner Peale motioned to go into Executive Session, seconded by Commissioner Wiederwohl. Motion carried by unanimous vote. The Board retired to Executive Session at 4:53 p.m.

The Board returned to Open Session at 5:20 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Hearn motioned to adjourn, seconded by Commissioner Peale. Motion carried by unanimous vote. The Board adjourned at 5:20 p.m.

Vickie J. Fields, Executive Secretary

Gena Harris, Chairperson