

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
OCTOBER 17, 2023

**Roll Call:**

The meeting of the Board of Commissioners was called to order by Chairperson, Gena Harris, at 3:31 p.m. Participants may call in by way of Zoom Conference Video Call or attend In-Person. Members also present were Commissioner Karen Crain, Commissioner Geoffrey Ellis, Commissioner Mary Elizabeth Miles, Commissioner Nicole Nally, Commissioner Leah Peale (3:41 p.m.), Commissioner John Rippy and Mayor's Designee, David Kaplan. No members were absent. Others present were Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Vickie Fields, Executive Secretary; LMHA Directors, LMHA staff, Rosetta Tyus, Larry Tyus, Barbara Bradley, Al Mortenson, Bill Wells, Monica Harkins, Dave White, Janet Kellerman, Samantha Morris, Kristopher Poynter, Juanisha Saunders, Chanelle Helm, Angeletta Johnson, Tammy Hawkins, Jerome Hickman Jr., R. Smith, Mary Morris, Linda Mapry, Mark Wilson, Enzo Intelligence, Christina Watkins, Tony Manning, Megan Flynn, Lizzie Butts, Ann Anderson, Jakori A., Sophie Call, WDRB, Carolyn Marie Wilson, Heather Hairgrove, and Philip Molestina.

**Announcements:**

Executive Director Osanka informed the Board that Richard Nash, the LMHA Attorney, was absent therefore, she administered the Oath of Office to new Commissioner John Rippy.

A Proclamation from Mayor Craig Greenberg was read to Nicole Nally, whose term expired on the LMHA Board, thanking her for service to the Board as the elected Treasurer.

During the Public Comments Period, the following members of the public requested to speak in advance of the meeting:

- Chanelle Helm - Dosker Manor Issues
- Bill Wells – Public Housing Concerns
- Enzo Intelligence – Dosker Manor Issues
- Mary Morris – Dosker Manor Issues
- Al Mortenson – Dosker Manor Issues
- Juanish Saunders – Section 8 Treatment Received
- Rosetta Tyus – LMHADC Concerns
- Barbara Bradley – Avenue Plaza Concerns

## **Committee Reports:**

None.

## **Approval of Special Meeting Minutes Held On September 14, 2023:**

Commissioner Peale made a motion to approve the minutes of the Special Meeting held on September 14, 2023. Commissioner Crain seconded. Motion carried by unanimous vote.

## **Approval of Regular Meeting Minutes Held On September 19, 2023:**

Commissioner Nally made a motion to approve the minutes of the Regular Meeting held on September 19, 2023. Commissioner Ellis seconded. Motion carried by unanimous vote.

## **Resolutions:**

Commissioner Ellis made a motion to adopt Resolution 5A “Authorization for the Emergency Procurement of Canopy Scaffolding at Dosker Manor Building A.” Commissioner Nally seconded. Motion carried by unanimous vote.

### **RESOLUTION NO. 61-2023 (10/17/23)**

WHEREAS, on Tuesday September 26<sup>th</sup>, 2023, HUD conducted an inspection at Dosker Manor, which included indoor and outdoor spaces. Subsequent to the inspection, HUD issued a Health and Safety Report that required a twenty-four (24) hour correction timeframe for most listed items including spalling concrete, which is the breaking off in fragments of concrete, from the balconies in Building A.

WHEREAS, as a result of this finding, the LMHA, in accordance with the Procurement Policy under the emergency exception, obtained a quote to purchase approximately 850 feet of canopy scaffolding to be installed around the perimeter of Building A, to shield pedestrians from falling concrete and other debris, as one of the measures to address this deficiency.

WHEREAS, funds have been identified from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the emergency procurement of canopy scaffolding at Dosker Manor Building A.

WHEREAS, the Executive Director deemed an emergency procurement to purchase canopy scaffolding in response to HUD’s Health and Safety Report finding and corrective timeframe.

WHEREAS, the quote submitted by Gribbins Insulation and Scaffolding has been reviewed by staff and found to be reasonable and fair.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, is hereby authorized to award a contract to Gribbins Insulation and Scaffolding in the amount of \$200,737 to purchase and install canopy scaffolding at Dosker Manor Building A.

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Commissioner Miles made a motion to adopt Resolution 5B "Renewal of Computer Technical Services Contract." Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 62-2023 (10/17/23)

WHEREAS, the Louisville Metro Housing Authority has determined that a service contract is necessary to maintain and enhance the current and future technological operations for the Authority; and

WHEREAS, the Authority has determined that upkeep of both hardware and software is essential to gain maximum benefit from the Authority's investment; and

WHEREAS, support from outside the agency is required to keep up with the constantly changing information technology field; and

WHEREAS, a contract was awarded in 2019 to Matrix Integration to provide Technical Support for the Louisville Metro Housing Authority with options for four one-year renewals; and

WHEREAS, Matrix Integration has provided excellent service to the Louisville Metro Housing Authority for several years and staff recommends renewing their contract by exercising the fourth 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, is authorized to execute the fourth one-year renewal option of the contract with Matrix Integration for a fee not to exceed \$70,000 for Computer Technical Support. The contract period will be November 1, 2023 through October 31, 2024.

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Commissioner Ellis made a motion to adopt Resolution 5C “Authorization for Renewal of Computer Software.” Commissioner Nally seconded. Motion carried by majority vote.

RESOLUTION NO. 63-2023 (10/17/23)

WHEREAS, the Louisville Metro Housing Authority (LMHA) has determined that renewal of Microsoft Office software subscriptions are necessary; and

WHEREAS, this software is a critical business tool for Louisville Metro Housing Authority in the creation and editing of documents, spreadsheets, and email; and

WHEREAS, funds have been allocated within the 2024 Operating Budget for this plan; and

WHEREAS, the software that is recommended is available for renewal via State Government Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer is authorized to execute the renewal of Microsoft 365 Business Standard Agreement for (220) licenses, in an amount not to exceed \$48,684.00.

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Commissioner Ellis made a motion to adopt Resolution 5D “Authorization to Sell 1638 W Kentucky Street #5 to Rebound, Inc.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 64-2023 (10/17/23)

WHEREAS, On December 7, 2015, the Louisville Metro Housing Authority (LMHA) received approval for disposition application #DDA0006949 from the Housing and Urban Development (HUD) Special Applications Center (SAC) to dispose of 23 units on West Kentucky Street to Simmons College. However, the sale to Simmons College ultimately resulted in the sale of only six of these units. On July 13, 2018, LMHA received an amended approval from the SAC to sell the remaining 17 units to an “unidentified” buyer via a competitive bid process. REBOUND, Inc. ultimately purchased these 17 units, which included seven (7) units at 1644 W. Kentucky Street and 10 units at 1638 W. Kentucky Street; and

WHEREAS, LMHA continues to own one unit #15 at 1638 W. Kentucky Street, which REBOUND also wanted to purchase when they bought the other 17. LMHA was not able to include this unit in the 2018 amendment because the Authority’s ownership of the unit had not been finalized at that time due to complications related to the

previous owner's death. Negotiations with the grantor's spouse took several years to finalize as the spouse lived in a different state and became ill during the process, so it was February 2020 before the transfer was able to take place; and

WHEREAS, to expedite the sale of this unit to REBOUND, Inc., LMHA has requested that the HUD SAC amend their previous approval to include 1638 W. Kentucky #15. Pending approval of this amendment, REBOUND, Inc., will purchase 1638 W. Kentucky #15 for \$20,500.00, the Fair Market Value and the price paid for the other 10 units purchased at this address.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, after HUD SAC approval is received, is hereby authorized to execute documents necessary to sell 1638 W. Kentucky Street #15 for \$20,500.00 to REBOUND, Inc.

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**Discussion Items:**

Mayor's Designee, David Kaplan, raised a question regarding elevators being down at a Dosker Manor building. Executive Director Osanka explained the elevators were down approximately 6 ½ hours due to a fire panel not resetting, not the elevators themselves.

Mayor's Designee, David Kaplan, also had questions regarding 20 – 21 residents being slated for relocation after the HUD inspection. Executive Director Osanka explained that she would follow up with the Board with an answer but that she wasn't aware of any residents being slated for relocation after the HUD inspection.

**Executive Session:**

Commissioner Ellis motioned to go into Executive Session, seconded by Commissioner Miles. Motion carried by unanimous vote. The Board retired to Executive Session at 4:36 p.m.

The Board returned to Open Session at 5:18 p.m.

**Other Business:**

There being no further business to come before the Board, Commissioner Ellis motioned to adjourn, seconded by Commissioner Miles. Motion carried by unanimous vote. The Board adjourned at 5:18 p.m.

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Vickie J. Fields, Executive Secretary

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Gena Harris, Chairperson