

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
NOVEMBER 21, 2023

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairperson Gena Harris, at 3:32 p.m. Participants may call in by way of Zoom Conference Video Call or attend In-Person. Members also present were Commissioner Geoffrey Ellis, Commissioner Chartrael Hall, Commissioner Larnelle Harris, Commissioner Leah Peale (3:59 p.m.), Commissioner John Rippy, and Mayor's Designee, David Kaplan. Commissioner Karen Crain had an excused absence. Others present were Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Vickie Buckman, Executive Secretary; LMHA Directors, LMHA staff, Lance Gilbert, Emeritus Commissioner; Richard Nash, LMHA Attorney; Suzanne Arnzen, Tony Manning, Joanna Weiss, River City Housing, Rienata Hampton, Mary Morris, Stacy Harris, Idris Inhamye, Antonio Wilson, Rosalind Smith, Chanelle Helm, Angeletta Johnson, Eugenia and Jesse Douglas, and Enzo Intelligence.

Announcements:

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

- Tammy Hawkins – Tenant Concerns
- Rosalind Smith – Dosker Manor Issues
- Mary Morris – Dosker Manor Issues
- Stacy Harris – Dosker Manor Issues
- Jasmine Harris – Dosker Manor Issues

Committee Reports:

None.

Approval of Special Meeting Minutes Held On November 14, 2023:

Commissioner Ellis made a motion to approve the minutes of the Special Meeting held on November 14, 2023. Commissioner Rippy seconded. Motion carried by unanimous vote.

Approval of Regular Meeting Minutes Held On October 17, 2023:

Commissioner Ellis made a motion to approve the minutes of the Regular Meeting held on October 17, 2023. Commissioner Rippy seconded. Motion carried by unanimous vote.

Resolutions:

Commissioner Ellis made a motion to adopt Resolution 5A “Approval of 2024 Health Insurance Contract Renewal with Anthem Blue Cross and Blue Shield.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 65-2023 (11/21/23)

WHEREAS, the current contract with Anthem Blue Cross and Blue Shield to provide employee health insurance coverage will expire on December 31, 2023; 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 2024 calendar year will represent the second of the four one-year renewal options; and

WHEREAS, the Anthem premium cost for the **2023** calendar year is estimated to be \$4,745,356; and

WHEREAS, Anthem has proposed a 25.0% increase in the premium costs for the 2024 calendar year; and

WHEREAS, the proposed 25.0% increase in the premium costs results in an estimated increase of \$1,186,339 for calendar year **2024** and generates a total estimated 2024 health insurance cost of \$ 5,931,695; and

WHEREAS, the proposed 25.0% increase in the premium costs results in an increase for calendar year **2024** of which LMHA employees will contribute approximately \$527,520 (8.9%) and LMHA will pay the remaining \$5,404,175 (91.1%); and

WHEREAS, the proposed 25.0% increase will be factored into the current Operating Budget (7/1/2023-6/30/2024) using an additional \$623,716 from the MTW Section 8 Reserves as the funding source.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer 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, 2024 through December 31, 2024 for an annual premium amount of approximately \$5,931,695 (based on employee enrollments).

Commissioner Ellis made a motion to adopt Resolution 5B “Authorization to Renew Floor Covering Repair and Replacement Contract.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 66-2023 (11/21/23)

WHEREAS, funds for floor covering repairs and replacements are contained in the 2024 Operating Budget; and

WHEREAS, staff developed a bid proposal for floor covering repairs and replacements at various LMHA sites; and

WHEREAS, on October 22, 2019 bids were received and tabulated; and

WHEREAS, the Procurement Committee reviewed the bids received and determined William Greenwell to be the most responsive and responsible bid received; and

WHEREAS, the Procurement Committee recommends award of this contract to William Greenwell for one (1) year; and

WHEREAS, the initial year, the first, second, and third one-year renewal contracts have expired and William Greenwell and LMHA would like to exercise the fourth and final one-year renewal.

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 enter into a contract with William Greenwell for floor covering repair and replacement as needed for various LMHA sites, in an amount not to exceed \$300,000 annually.

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

RESOLUTION NO. 67-2023 (11/21/23)

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 LMHA sites as needed; 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, second, and third one-year renewal have been exercised; and

WHEREAS, LMHA and L.H. Barrett Co., LLC would like to execute the fourth and 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, 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 \$150,000 annually.

Commissioner Harris made a motion to adopt Resolution 5D “Approval to Renew Russell Choice Neighborhood Financial Consultant/Advisory Services Contract.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 68-2023 (11/21/23)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative (CNI) program for the transformation of the Russell neighborhood; and

WHEREAS, in 2021, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Duvernay + Brooks LLC/PBS Consulting to provide the requisite financial consulting services for an initial period to accommodate the Choice Neighborhood planning period or until January 17, 2022; and

WHEREAS, Housing and Urban Development (HUD) has awarded LMHA a Choice Implementation Grant in December 2016, and the need for financial services will continue; and

WHEREAS, the contract awarded to Duvernay + Brooks LLC/PBS Consulting included an option provision whereby LMHA may extend the contract for 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 is hereby authorized to exercise the third option to renew the Russell Choice Neighborhood Financial Consultant/Advisory Services Contract with the Duvernay + Brooks LLC/PBS Consulting in the amount of not to exceed \$100,000 for up to one year.

Commissioner Harris made a motion to adopt Resolution 5E “Approval to Renew the Annual Environmental Hazard Abatement Contract – Region I.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 69-2023 (11/21/23)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for abatement of asbestos, lead, mold and other environmental hazards at Louisville Metro Housing Authority (LMHA) properties; and

WHEREAS, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Abatement Solutions Technologies (AST) to provide as-needed abatement of hazardous materials services for a period of one year; and

WHEREAS, the contract awarded to AST for a period of one year included an option provision whereby LMHA may renew the contract up to four additional years; and

WHEREAS, the Annual Environmental Abatement Contract for Region 1 includes Lourdes Hall, Parkway Place, Temple Spears, Will Seay Plaza and approximately 289 scattered sites units located at various locations throughout the city including Noltemeyer Wynde Court and Whips Mill Road.

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 exercise the first option to renew the contract with AST for the abatement of hazardous materials at Louisville Metro Housing Authority (LMHA) properties with an annual fee not to exceed \$300,000.

Commissioner Hall made a motion to adopt Resolution 5F “Approval to Renew the Annual Environmental Hazard Abatement Contract – Region II.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 70-2023 (11/21/23)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for abatement of asbestos, lead, mold and other environmental hazards at Louisville Metro Housing Authority (LMHA) properties; and

WHEREAS, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to National Environmental Contracting, Inc. (NEC) to provide as-needed abatement of hazardous materials services for a period of one year; and

WHEREAS, the contract awarded to NEC for a period of one year included an option provision whereby LMHA may renew the contract up to four additional years; and

WHEREAS, the Annual Environmental Abatement Contract for Region 2 includes Avenue Plaza, 500 Apartments, Dosker Manor, St. Catherine Court, United Building, Central Maintenance and Purchasing, and approximately 485 scattered sites units located at various locations throughout the city including 655 Country Club Road, 807 E. Gray Street and 1131 S. 6th Street.

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 renew the Annual Environmental Hazard Abatement Contract – Region 2 with NEC for the abatement of hazardous materials at Louisville Metro Housing Authority (LMHA) properties with an annual fee not to exceed \$300,000.

Commissioner Hall made a motion to adopt Resolution 5G “Award of Construction Contract for 601 W. Breckinridge Masonry Repairs.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 71-2023 (11/21/23)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for 601 W. Breckinridge Masonry Repairs; and

WHEREAS, Lockett and Associates developed construction documents for this project; and

WHEREAS, the project was advertised on LMHA’s website and Housing Agency Marketplace; and The Courier-Journal on September 13 and September 27, 2023, and The Louisville Defender, on September 14 and September 28, 2023; and

WHEREAS, on October 10, 2023, two bids were received and tabulated for a contractor to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Skynet Professional Solutions in the amount of \$150,000.00 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 is hereby authorized to enter into a Construction Contract with Skynet Professional Solutions in the amount of \$150,000.00 for the 601 W. Breckinridge Masonry Repairs.

Commissioner Peale made a motion to adopt Resolution 5H “Approval to Renew Russell Choice Neighborhoods HUD & Miscellaneous Legal Consultant Services Contract with Stites & Harbison, PLLC.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 72-2023 (11/21/23)

WHEREAS, the U.S. Department of Housing and Urban Development provided the Louisville Metro Housing Authority (LMHA) Capital Funds to be utilized in conjunction with the Russell Choice Neighborhoods program for HUD and miscellaneous legal services; and

WHEREAS, in 2020, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract for Russell Choice Neighborhoods legal services to Stites & Harbison, PLLC to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Stites & Harbison, PLLC included an option provision whereby LMHA may renew the contract for 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 is hereby authorized to exercise the third option to renew the contract for Russell Choice Neighborhoods HUD & Miscellaneous Legal Consultants Services Contract with Stites & Harbison, PLLC for one year with an annual fee not to exceed \$100,000.

Commissioner Ellis made a motion to adopt Resolution 5I “Approval to Renew Russell Choice Neighborhoods HUD & Miscellaneous Legal Consultant Services Contract with Reno & Cavanaugh, PLLC.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 73-2023 (11/21/23)

WHEREAS, the U.S. Department of Housing and Urban Development provided the Louisville Metro Housing Authority (LMHA) Capital Funds to be utilized in conjunction with the Russell Choice Neighborhoods program for HUD and miscellaneous legal services; and

WHEREAS, in 2020, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract for Russell Choice Neighborhoods legal services to Reno & Cavanaugh, PLLC to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Reno & Cavanaugh, PLLC included an option provision whereby LMHA may renew the contract for 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 is hereby authorized to exercise the third option to renew the contract for Russell Choice Neighborhoods HUD & Miscellaneous Legal Consultants Services Contract with Reno & Cavanaugh, PLLC for one year with an annual fee not to exceed \$100,000.

Commissioner Ellis made a motion to adopt Resolution 5J “Award of Construction Contract on Lourdes Hall Flooring Upgrades.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 74-2023 (11/21/23)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for Lourdes Hall Flooring Upgrades; 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 October 18, 2023, LMHA’s website and Housing Agency Marketplace and The Louisville Defender,

on October 19, 2023, and on November 7, 2023, two bids were received and tabulated for contractors to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by CR Builders, LLC in the amount of \$168,339.11 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 is hereby authorized to enter into a Construction Contract with CR Builders, LLC in the amount of \$168,339.11 for the Lourdes Hall Flooring Upgrades.

Commissioner Rippy made a motion to adopt Resolution 5K “Authorization to Enter into a Developer Agreement with River City Housing, Inc. for Sheppard Square Lots #5, #6, #7, #8, #9, #10 and #11.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 75-2023 (11/21/23)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owned 23 lots on Hancock and John Little streets between Jacob and Lampton streets that were reserved for homeownership development in conjunction with the Sheppard Square HOPE VI Revitalization initiative; and

WHEREAS, LMHA issued a *Request for Letters of Interest* (RLI) for developers of these homeownership lots via the Courier Journal, Louisville Defender, and the LMHA web page; and

WHEREAS, River City Housing, Inc. responded to LMHA’s RLI and is proposing to develop seven lots (#5, #6, #7, #8, #9, #10 and #11) to be used for the construction of affordable single-family homes for low income-eligible families; and

WHEREAS, River City Housing, Inc. is a partner, along with REBOUND, Inc, and Bates Community Development Corporation, in creating the Smoketown Community Land Trust (SCLT), and the SCLT has selected River City Housing to develop their first homeownership units; and

WHEREAS, River City Housing wishes to enter into a Development Agreement with LMHA, which will provide River City Housing the opportunity to reserve the seven (7) aforementioned lots for the construction of seven single- family homes that meet the design criteria outlined in the development agreement and allow LMHA and River City Housing to convey the land at the cost of \$1.00 and improvements respectively, to income-eligible homebuyers that are participating in the Smoketown Community Land Trust program.

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 enter into a Development Agreement with River City Housing and to execute any documents necessary to sell and improve lots #5, #6, #7, #8, #9, #10 and #11 at \$1.00 each, to low-income eligible buyers of the seven single-family affordable homes built on these lots.

Discussion Items:

None.

Executive Session:

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

The Board returned to Open Session at 5:07 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 5:07 p.m.

Vickie J. Buckman, Executive Secretary

Gena Harris, Chairperson