

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JUNE 20, 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 Cary Hearn (3:37 p.m.), Commissioner Mary Elizabeth Miles, Commissioner Nicole Nally, Commissioner Lisa Nicholson, Commissioner Leah Peale, and Mayor's Designee, David Kaplan (3:49 p.m.). Others present were Manfred Reid, Emeritus Chair; Lance Gilbert, Emeritus Member; Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Richard Nash, III, Attorney; Vickie Fields, Executive Secretary; Directors, LMHA staff, Bill Wells, Greg Ehrhard, Tony Manning, Ann Anderson, Michelle Wyrick and other individuals of the public.

Announcements:

Lisa Osanka invited everyone to come celebrate the hard work of LMHA's scholarship recipients at the upcoming Manfred Reid Sr., Scholarship Ceremony to be held on Wednesday, July 12, from 3:00 p.m. – 4:00 p.m. at LCCC, 1300 W. Muhammad Ali Blvd, Room A1. LMHA Board Commissioner Leah Peale will be the guest speaker.

Commissioner Ellis announced that on Thursday, June 22nd, Mayor Greenberg is holding a press conference at 1495 S. 11th Street, in the Parkhill community, to announce the beginning of a remediation of the former Rhodia site.

Avenue Plaza Resident Council President Bill Wells addressed the Board during the public comment period regarding his concerns of housing in general and public housing specifically.

Committee Reports:

Commissioner Ellis mentioned that a spirited and productive Safety Committee meeting was held this month.

Commissioner Nicholson, Chairperson of the Governance Committee, advised the board that plans are underway to hold a committee meeting within the next week in anticipation of July's annual meeting of the board where the election of board officers will take place.

Approval of Minutes:

Commissioner Ellis made a motion to approve the minutes of LMHA's regular meeting held on May 16, 2023. Commissioner Nally seconded. Motion carried by unanimous vote.

Resolutions:

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

RESOLUTION NO. 31-2023 (6/20/23)

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, 2023, for an annual amount of approximately \$1,345,364. 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 Nally made a motion to adopt Resolution 5B "Authorization for Annual Tree Trimming and Removal Contract." Commissioner Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 32-2023 (6/20/23)

WHEREAS, funds are allocated in the 2023 Capital Fund Budget for tree trimming and removal at all LMHA sites; and

WHEREAS, staff developed a bid proposal for tree trimming and removal at all LMHA sites; and

WHEREAS, bids were received and tabulated on May 16, 2023; and

WHEREAS, staff reviewed the bids received and determined Bob Ray Construction to be the most responsive and responsible bid received; and

WHEREAS, Management recommends awarding this contract to Bob Ray Construction, for one year, with four one-year renewal options.

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 Bob Ray Construction for tree trimming and removal as needed for all LMHA sites, in an amount not to exceed \$100,000 annually.

Commissioner Miles made a motion to adopt Resolution 5C “Approval of Real Estate Services Contracts.” Commissioner Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 33-2023 (6/20/23)

WHEREAS, LMHA staff prepared a Request for Proposals to acquire needed Real Estate Services and advertised the project in the Courier Journal, the Louisville Defender, and on LMHA’s website. A courtesy notice was also sent via email to the realtors in LMHA’s MBE database. On May 31, 2023, two proposals for providing the requisite services were received; and

WHEREAS, staff reviewed the submittals and determined both proposals met the requirements established by the Louisville Metro Housing Authority and these two proposals are acceptable proposals for the work to be performed.

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 utilize the services of J.R. Schloemer with Kentucky Select Properties and Bejoy Koshy with Keller Williams Louisville East.

Commissioner Nicholson made a motion to adopt Resolution 5D “Authorization to Transfer 98 Vacant Lots to the Landbank Authority.” Commissioner Nally seconded. Motion carried by unanimous vote.

RESOLUTION NO. 34-2023 (6/20/23)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns ninety-eight vacant lots located in the California, Germantown, Iroquois, Limerick, Merriwether, Old Louisville, Park DuValle, Park Hill, Parkland, Russell, Shelby Park, and Smoketown neighborhoods; and

WHEREAS, LMHA acquired the properties for \$1.00/lot to accommodate potential replacement housing for areas including the Park DuValle, Liberty Green and/or Sheppard Square HOPE VI Revitalization Developments; and

WHEREAS, LMHA has reviewed its vacant lot inventory and the vacant lots are no longer needed for potential replacement housing; and

WHEREAS, LMHA staff recommends to the Board to dispose of the properties and is requesting approval to transfer ninety-eight lots to the Landbank Authority; and

WHEREAS, the Landbank Authority has reviewed and approved LMHA’s lot listing and has agreed to accept the ninety-eight vacant lots pending LMHA Board approval; and

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 transfer ninety-eight vacant lots to the Landbank Authority for \$1.00/lot.

Commissioner Nicholson made a motion to adopt Resolution 5E “Authorization to Submit 1705 S. 13th Street to the Housing & Urban Development Special Applications Center (HUD SAC) for Disposition Approval.” Commissioner Nally seconded. Motion carried by unanimous vote.

RESOLUTION NO. 35-2023 (6/20/23)

WHEREAS, the Louisville Metro Housing Authority (LMHA) is seeking authorization to submit property located at 1705 S. 13th Street to the Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval; and

WHEREAS, the above listed property is a non-dwelling building located on the footprint of the Parkway Place Housing Development. The building is currently vacant due to extensive water damage; and

WHEREAS, this disposition would permit LMHA to sell the building on approximately 1.26 acres of land to an entity that will return the building to a functioning learning center that will continue to provide much needed services to the community; and

WHEREAS, the proposed building and land were appraised on March 10, 2023, and the Fair Market Value is estimated at \$430,000.

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 execute documents necessary to submit to HUD SAC for disposition approval of 1705 S. 13th Street and sell to Keystone Learning Academy for \$430,000 FMV.

Discussion Items:

None.

Executive Session:

Commissioner Nally 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 4:34 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Nicholson motioned to adjourn, seconded by Commissioner Nally. Motion carried by unanimous vote. The Board adjourned at 4:35 p.m.

Vickie J. Fields, Executive Secretary

Gena Harris, Chairperson