

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
JANUARY 16, 2024

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairperson Gena Harris, at 3:33 p.m. Participants may call in by way of Zoom Conference Video Call or attend In-Person. Members also present were Commissioner Nuchelle Beck, Commissioner Karen Crain, Commissioner Geoffrey Ellis, Commissioner Chartrael Hall, Commissioner Larnelle Harris, Commissioner Leah Peale, Commissioner John Rippey, and Mayor's Designee, David Kaplan. Others present were Lance Gilbert, Emeritus Commissioner, Lisa Osanka, Executive Director; Wavid Wray, Deputy Executive Director; Vickie Buckman, Executive Secretary; LMHA Directors, LMHA staff, Richard Nash, LMHA Attorney; Enzo Intelligence, Chanelle Helm, Juanish Saunders, Mary Morris, Rosalind Smith, Bill Wells, Victoria Johnson, Angeletta Johnson, Billy Byrne, Tony Laskey, Elizabeth Strojan, Ann Anderson, Sophie Call, and Shannon Hamilton.

Announcements:

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

- Chanelle Helm – State of LMHA
- Juanish Saunders – Section 8
- Enzo Intelligence – Dosker Manor Issues
- Mary Morris/Chanelle Helm – Dosker Manor Issues
- Rosalind Smith – Dosker Manor Issues

Committee Reports:

Commissioner Ellis reported that a Security Meeting is being scheduled for 3:00 p.m. on January 31st, 2024, and that all are welcome to attend.

Chairperson Harris gave an update on the Board Commissioners that have agreed to serve on each LMHA Board Committee.

Approval of Regular Meeting Minutes Held On December 16, 2023:

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

Resolutions:

Commissioner Ellis made a motion to adopt Resolution 5A “Approval of Membership Dues for the Council of Large Public Housing Authorities.” Commissioner Rippey seconded. Motion carried by unanimous vote.

RESOLUTION NO. 01-2024 (1/16/24)

WHEREAS; the Louisville Metro Housing Authority (LMHA) reinstated its membership with the Council of Large Public Housing Authorities (CLPHA) in FY 2020; and

WHEREAS; the CLPHA organization was established in the mid-1980’s to provide direct support to large Public Housing Authorities in the form of administrative support and direction in addition to a liaison connectivity to the Department of Housing and Urban Development in Washington, DC; and

WHEREAS; the LMHA was a charter member within the CLPHA organization until 1999 when the membership was discontinued due to budgetary constraints; and

WHEREAS; the LMHA has determined the benefits received from the CLPHA organization exceed by far the amount of the annual dues membership fee; and

WHEREAS; the FY 2024 CLPHA annual dues assessment of \$38,688 is determined by the number of Public Housing units and the number of Housing Choice Vouchers currently in the LMHA portfolio and will be paid from LMHA non-federal funds; and

WHEREAS; the FY 2024 CLPHA membership may be discontinued and not renewed in subsequent calendar years without any financial penalty or consequence.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Authority is authorized to renew its FY 2024 membership within the Council of Large Public Housing Authorities organization with the annual dues assessment of \$38,688; to be paid from LMHA non-federal funds.

Commissioner Hall made a motion to adopt Resolution 5B “Authorization to Award Contract for Siding and Gutter Repair/Replacement.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 02-2024 (1/16/24)

WHEREAS, the Department of Housing and Urban Development (HUD) requires the Louisville Metro Housing Authority (LMHA) to maintain the gutters and siding on all properties managed at various sites throughout the Agency; and

WHEREAS, the Authority has allocated funds from its 2024 operating budget for Siding & Gutter Repair/ Replacement; and

WHEREAS, specifications were developed and advertised October 24, 2023, in The Courier Journal and The Louisville Defender; and

WHEREAS, bids were received and opened on November 14, 2023, for Siding & Gutter Repair/Replacement; and

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

WHEREAS, Management recommends awarding this contract to L. H. Barrett Co. LLC 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 is hereby authorized to enter into a one-year contract with L. H. Barrett Co. LLC for Gutter & Siding Repair/Replacement for the period beginning February 1, 2024 through January 31, 2025 in the amount not to exceed \$80,000 annually.

Commissioner Ellis made a motion to adopt Resolution 5C “Authorization to Renew Contract with Flexible Staffing and Ahead Human Resources to Provide Temporary Employment Services.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 03-2024 (1/16/24)

WHEREAS, the contracts with Flexible Staffing and Ahead Human Resources to provide temporary employment services to the Louisville Metro Housing Authority (LMHA) for the period of February 1, 2023 to February 1, 2024 both expire January 31, 2024; and

WHEREAS, the procurement provisions for the Flexible Staffing and Ahead Human Resources temporary service contracts provided for a one-year contracts with four subsequent annual one-year renewal options without additional procurement. Renewal of the 2024-2025 contracts will represent the first of the four one-year renewal options; and

WHEREAS, the combined cost of temporary employment services provided by Flexible Staffing and Ahead Human Resources during the period of February 1, 2023 through December 31, 2023 was \$464,902.83; and

WHEREAS, the utilization of temporary employment services increased significantly due to the increased maintenance worker needs at Sheppard Square, Dosker Manor and the increased Administrative needs within the Housing Choice Voucher (HCV) department during the 2023-2024 contract period, exceeding the combined contracts "not to exceed" amount of \$200,000.00; and

WHEREAS, staff requests that the 2023-2024 combined "not to exceed" amount of \$200,000.00 is increased to \$400,000.00 for the 2024-2025 contract year.

WHEREAS; funding for these contracts will be factored into the FY 2024 and FY 2025 operating budgets.

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 contracts with Flexible Staffing and Ahead Human Resources to provide temporary employment services to LMHA for the period of February 1, 2024 to February 1, 2025 in the combined "not to exceed" amount of \$400,000.00.

Commissioner Rippy made a motion to adopt Resolution 5D "Award of Construction Contract for Iroquois Senior Living Apartments." Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 04-2024 (1/16/24)

WHEREAS, funds have been received from the Louisville Metro Housing Authority (LMHA) and Louisville Affordable Housing Trust Fund (LAHTF) for Iroquois Senior Living; and

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

WHEREAS, the project was advertised for bids in the Courier-Journal and The Louisville Defender, LMHA website and The Housing Marketplace (e-procurement) on November 15, 2023 and on January 9, 2024, 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 Miranda Construction in the amount of \$17,647,000.00 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 Miranda Construction in the amount of \$17,647,000.00 for the Iroquois Senior Living Apartments.

Discussion Items:

Dan Farrell, Director of Special Programs, and Valerie Howard Al-Ethawi, Social Worker, both in the Special Programs Department of the LMHA, shared a Power Point presentation on the subject of LMHA Resident Councils.

Executive Session:

Commissioner Ellis motioned to go into Executive Session, seconded by Commissioner Peale. Motion carried by unanimous vote. The Board retired to Executive Session at 5:00 p.m.

The Board returned to Open Session at 5:53 p.m.

Other Business:

There being no further business to come before the Board, Commissioner Ellis motioned to adjourn, seconded by Commissioner Harris. Motion carried by unanimous vote. The Board adjourned at 5:53 p.m.

Vickie Jo Buckman, Executive Secretary

Gena Harris, Chairperson