

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
FEBRUARY 20, 2024

**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 Nuchelle Beck, Commissioner Geoffrey Ellis, Commissioner Chartrael Hall, Commissioner Larnelle Harris, Commissioner Leah Peale, Commissioner John Rippy (arrived at 4:03 p.m.), and Mayor's Designee, David Kaplan. Commissioner Karen Crain had an excused absence. Others present were Manfred Reid Sr., Emeritus Chairman, and Lance Gilbert, Emeritus Commissioner, Elizabeth Strojjan, Executive Director; Wavid Wray, Deputy Executive Director; Vickie Buckman, Executive Secretary; LMHA Directors, LMHA staff, Richard Nash, LMHA Attorney; Tammy Hawkins, Enzo Intelligence, Bill Wells, Dion Gott, Juanisha Saunders, Janet Daken, Shelia Nolan, Angeletta Johnson, Jerome Hickman Jr., Chanelle Helm, Ann Anderson, Carol Miracle, Angie Reed Garner, and Dreema Jackson.

**Announcements:**

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

- Tammy Hawkins – Tenant Living Situations
- Enzo Intelligence – Dosker Manor Issues
- Bill Wells – Water Issues
- Dion Gott – Accountability at Avenue Plaza
- Juanisha Saunders – Section 8
- Janet Dakan – More Transparency
- Sheila Nolan – Phones Not Being Answered

**Committee Reports:**

Commissioner Ellis reported that a Security/Safety Committee Meeting was held in the conference room at the United Building and that several Board of Commissioners, Agencies and the Public were in attendance. Commissioners Peale, Harris, Hall, Kaplan and Chairperson Harris gave their interpretations of the meeting to the Board. As a direct result of issues raised during the Security/Safety Meeting, a new Trespass Waiver is now in effect for the Agency.

**Approval of Regular Meeting Minutes Held On January 16, 2024:**

Commissioner Ellis made a motion to approve the minutes of the Regular Meeting held on January 16, 2024. Commissioner Harris seconded. Motion carried by unanimous vote.

**Resolutions:**

Commissioner Ellis made a motion to adopt Resolution 5A “Authorization to Enter Into Contract with Nan McKay and Associates, Inc. to Provide Housing Choice Voucher Program Remote Case Management Services.” Commissioner Hall seconded. Motion carried by unanimous vote.

**RESOLUTION NO. 05-2024 (2/20/24)**

WHEREAS, Louisville Metro Housing Authority (LMHA) has need of Remote Case Management services for its Housing Choice Voucher Program; and

WHEREAS, INLIVIAN, a Public Housing Agency, entered into a contract for Remote Case Management Services with Nan McKay and Associates, Inc. on November 29, 2023; and

WHEREAS, LMHA is permitted to utilize pricing competitively procured by a government agency through a cooperative purchase agreement without issuing its own Request for Proposals, a practice often referred to as “piggybacking;” and

WHEREAS, staff reviewed and evaluated the pricing and found it to be reasonable; and

WHEREAS, staff recommends Nan McKay and Associates, Inc. to provide Remote Case Management services for a “not to exceed” amount of \$750,000; and

WHEREAS, the term of the contract will be for a one-year period with annual renewal options for up to an additional four years; and

WHEREAS, funding for this contract will be provided through the FY 2025 operating budget.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to execute documents necessary to utilize the services of Nan McKay and Associates, Inc. for a one-year period with a not-to-exceed amount of \$750,000.

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Commissioner Hall made a motion to adopt Resolution 5B “Authorization to Renew a Contract for Solid Waste Collection and Disposal.” Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 06-2024 (2/20/24)

WHEREAS, the Louisville Metro Housing Authority has identified funds for the solid waste collection and disposal services contract for all LMHA properties in the 2024 Operating Budget; and

WHEREAS, specifications were developed for these services and the contract advertised for bids in The Courier-Journal, The Louisville Defender and LMHA's E-Procurement Marketplace on November 11, 2022; and

WHEREAS, LMHA Management staff reviewed the two bids received on November 22, 2022, and determined Waste Management of Kentucky LLC to be a responsive and responsible bid; and

WHEREAS, LMHA entered into a one-year contract with Waste Management of Kentucky LLC, with the option for four (4) additional one-year renewals.

WHEREAS, Waste Management of Kentucky LLC has exercised the initial one-year contract; and

WHEREAS, LMHA and Waste Management of Kentucky LLC would like to exercise the first 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, Elizabeth Strojan, is hereby authorized to enter into a one-year contract with Waste Management of Kentucky LLC to provide dumpster pick-up and disposal services to all LMHA properties for an amount not exceeding \$250,000.00 beginning the month of January 2024.

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Commissioner Ellis made a motion to adopt Resolution 5C "Approval to Renew the General Counsel Legal Service Contract with Richard H. Nash III." Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 07-2024 (2/20/24)

WHEREAS, the Louisville Metro Housing Authority (LMHA) periodically requires general counsel legal services; and

WHEREAS, LMHA's Operating Budget exists to accommodate General Counsel Legal Services when required in the course of agency operations; and

WHEREAS, on April 18, 2022, LMHA staff, in accordance with LMHA Procurement Policies, awarded a contract to Richard H. Nash III, Attorney at Law to provide the requisite legal services for a period of one year; and

WHEREAS, the contract awarded to Richard H. Nash III, Attorney at Law included an option provision whereby LMHA may renew the contract up to four additional one-year terms.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to exercise the second option to renew the contract for General Counsel Legal Services Contract with Richard H. Nash III, Attorney at Law in the amount not to exceed \$75,000, for the contract period April 18, 2024 to April 17, 2025.

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Commissioner Ellis made a motion to adopt Resolution 5D “Approval to Renew the HUD and Federal Related Professional Legal Service Contract with Reno & Cavanaugh, PLLC.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 08-2024 (2/20/24)

WHEREAS the Louisville Metro Housing Authority (LMHA) periodically requires general, HUD and Federal-related legal services; and

WHEREAS funds have been received from multiple funding sources for LMHA to accommodate legal services when required in the course of agency operations; and

WHEREAS in 2021, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract 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, Elizabeth Strojan, is hereby authorized to exercise the third option to renew the contract for the HUD and Federal Related Professional Legal Services Contract with Reno & Cavanaugh, PLLC for a fee not to exceed \$100,000.

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Commissioner Ellis made a motion to adopt Resolution 5E “Approval to Renew the General and Real Estate Professional Legal Service Contract with Stites & Harbison, PLLC.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 09-2024 (2/20/24)

WHEREAS the Louisville Metro Housing Authority (LMHA) periodically requires general and real estate legal services; and

WHEREAS funds have been received from multiple funding sources for LMHA to accommodate legal services when required in the course of agency operations; and

WHEREAS in 2021, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract 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, Elizabeth Strojan, is hereby authorized to exercise the third option to renew the contract for General and Real Estate Professional Legal Services Contract with Stites & Harbison, PLLC for a fee not to exceed \$100,000.

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Commissioner Ellis made a motion to adopt Resolution 5F “Approval of Contracting Officer Designation and Check Signing Authorization for Louisville Metro Housing Authority.” Commissioner Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 10-2024 (2/20/24)

WHEREAS, the Executive Director of the Louisville Metro Housing Authority is granted the authority to function as the contracting officer and authorized bank signatory for the agency; and

WHEREAS, Elizabeth Strojan has been appointed by the Mayor as the Executive Director effective January 22, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that Elizabeth Strojan, Executive Director, is granted the authority to act as the Contracting Officer for the Louisville Metro Housing Authority and all related entities in all matters of procured contracts, real estate transactions, Housing and Urban Development Grant Agreements, Interagency Agreements with Louisville Metro Government and other State and Local Agencies, and all other approved documents; and, in the event that the Executive Director is required to be out of the office, Wavid C. Wray,

Deputy Executive Director of Finance, shall be authorized to sign said documents;  
and

BE IT ALSO RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that Elizabeth Strojan, Executive Director, and Wavid C. Wray, Deputy Executive Director of Finance, are authorized signatories for disbursements from all Louisville Metro Housing Authority and related entity bank accounts.

**Discussion Items:**

Executive Director Strojan provided a briefing update to the Board and presented a PowerPoint Presentation explaining a preliminary Stabilization Plan for LMHA's Legacy Sites.

**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 5:08 p.m.

The Board returned to Open Session at 5:29 p.m.

**Other Business:**

There being no further business to come before the Board, Commissioner Harris motioned to adjourn, seconded by Commissioner Ellis. Motion carried by unanimous vote. The Board adjourned at 5:29 p.m.

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Vickie Jo Buckman, Executive Secretary

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Gena Harris, Chairperson