

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
MARCH 19, 2024

Roll Call:

The meeting of the Board of Commissioners was called to order by Chairperson Gena Harris, at 3:30 p.m. Members present were Commissioner Nuchelle Beck, Commissioner Geoffrey Ellis, Commissioner Chartrael Hall, Commissioner Larnelle Harris, Commissioner John Rippy, and Mayor's Designee, David Kaplan. Commissioner Karen Crain and Commissioner Leah Peale had excused absences. Others present were Lance Gilbert, Emeritus Commissioner, Elizabeth Strojan, Executive Director; Wavid Wray, Deputy Executive Director; Vickie Buckman, Executive Secretary; LMHA Directors, LMHA staff, Richard Nash, LMHA Attorney; Tammy Hawkins, Enzo Intelligence, and Janet Daken.

Announcements:

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

- Enzo Intelligence – Dosker Manor Issues
- Tammy Hawkins – Tenant Living Situations

Committee Reports:

Commissioner Larnelle Harris updated the Board on his plans for the COPE Committee.

Approval of Regular Meeting Minutes Held On February 20, 2024:

Commissioner Rippy made a motion to approve the minutes of the Regular Meeting held on February 20, 2024. Commissioner Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Commissioner Ellis made a motion to adopt Resolution 5A "Approval of 7/1/2024 – 6/30/2025 Consolidated Budget." Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 11-2024 (3/19/24)

WHEREAS, the Louisville Metro Housing Authority's Consolidated Budget for fiscal year 2024 - 2025 has been prepared in accordance with PHA 7475.1 Low-Income Housing Management Handbook; and

WHEREAS, the Consolidated Budget is a component of the annual Moving to Work Plan; and

WHEREAS, the proposed Consolidated Budget provides for a \$10,423,000 net operating deficit to be funded from the Authority's MTW Section 8 Reserves; and

WHEREAS, all HUD requirements have been met; and

WHEREAS, the 2024 – 2025 consolidated budget has been reviewed by the Audit/Finance Committee and approved for submission to the LMHA Board of Commissioners for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY'S BOARD OF COMMISSIONERS, that the proposed expenditures in the Consolidated Budget for 2024 - 2025 are necessary for the appropriate delivery of resident services and efficient operation of the Louisville Metro Housing Authority. Additionally, the Executive Director is authorized to execute amendments to the Annual Contributions Contract (ACC) with HUD for the Capital Fund Program (CFP), Operating Fund, and Section 8 Housing Choice Voucher Program as required.

Commissioner Ellis made a motion to adopt Resolution 5B "Authorization to Renew Lawn Maintenance Services Contract for Park DuValle." Mayor's Designee Kaplan seconded. Motion carried by unanimous vote.

RESOLUTION NO. 12-2024 (3/19/24)

WHEREAS, funds are allocated in the Park DuValle II, III and IV Partnership Operating Funds for lawn maintenance services for Park DuValle; and

WHEREAS, staff developed a bid proposal for lawn maintenance services for Park DuValle; and

WHEREAS, on March 28, 2023, two bids were received, and tabulated; and

WHEREAS, staff reviewed the bids received and determined U.S. Lawns to be the most responsive and responsible bid received; and

WHEREAS, U. S. Lawns previously provided above average lawn care services; and

WHEREAS, Management recommends renewal of this contract to U.S. Lawns for one (1) year, with four (4) one-year renewal options; and

WHEREAS, the initial year contract has expired and U.S. Lawns and LMHA would like to exercise the first one-year renewal.

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 contract with U.S. Lawns for lawn maintenance services for Park DuValle in an amount of \$149,814.20 annually.

Commissioner Ellis made a motion to adopt Resolution 5C “Approval to Renew the Security Contract for Certified Security Services for Dosker Manor with Independent Police Services, Inc.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 13-2024 (3/19/24)

WHEREAS, for the past several years including this year, funding has been made available in the Capital Budget to provide armed security and certified law enforcement officers at Dosker Manor; and

WHEREAS there continues to be concern by LMHA staff, city officials, and residents regarding the security at this location, making it necessary that 24-hour Certified Law Enforcement Officers are needed to provide ongoing monitoring and security coverage for Dosker Manor; and

WHEREAS this contract was put out for bid on January 25, 2022, and Independent Police Services, Inc. was the most responsive and responsible bidder at a rate of \$48.98 per hour for certified law enforcement officers for a one-year period with the option for four (4) additional one-year renewals; and

WHEREAS the contract expired February 28, 2024, and LMHA staff along with Independent Police Services Inc. would like to exercise the second renewal option at an increased rate of \$54.84 per hour.

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 Independent Police Services Inc. from March 01, 2024 through February 28, 2025 for Certified Law enforcement Officers at Dosker Manor in an amount not to exceed \$480,398.40.

Commissioner Ellis made a motion to adopt Resolution 5D “Approval for Designation of Housing Unit for Special Purposes at Parkway Place.” Commissioner Hall seconded. Motion carried by unanimous vote.

RESOLUTION NO. 14-2024 (3/19/24)

WHEREAS, the U.S. Department of Housing and Urban Development has initiated a public housing utilization improvement program; and

WHEREAS, this program is designed to account for all public housing units and their specific usage; and

WHEREAS, the Louisville Metro Housing Authority has historically designated public housing units for special purposes with approval of the Board of Commissioners; and

WHEREAS, LMHA needs to secure office space at Parkway Place for the HALO Officers; and

WHEREAS the attached document identifies the requested unit designation.

NOW THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the attached special designations are approved and that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to submit this item to the U.S. Department of Housing and Urban Development.

Commissioner Hall made a motion to adopt Resolution 5E “Approval of Intergovernmental Agreement Between the Louisville Metro Housing Authority and the Office of Safe and Healthy Neighborhoods for the Provision Case Management Services.” Commissioner Rippy seconded. Motion carried by unanimous vote.

RESOLUTION NO. 15-2024 (3/19/24)

WHEREAS, the Louisville Metro office of Safe and Healthy Neighborhoods (OSHN) currently manages a Trauma Resilient Communities Initiative funded by the Substance Abuse and Mental Health Services Administration (SAMHSA); and

WHEREAS, the Louisville Metro Housing Authority (LMHA) houses 607 residents at Dosker Manor and 216 residents at Avenue Plaza; and

WHEREAS, many of these residents face challenges in maintaining and fully enjoying their housing due to advanced age, disability or other barriers; and

WHEREAS, the lack of services has hindered some residents from being successful tenants and affected the quality of their tenancy; and

WHEREAS, LMHA determined the most efficient method to provide additional services would be through a partnership with OSHN's Trauma Resilient Communities Initiative.

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 an Intergovernmental Agreement with the Louisville Metro Office of Safe and Healthy Neighborhoods to provide case management services for an amount not to exceed \$188,992. The initial agreement will be for one year.

Commissioner Harris made a motion to adopt Resolution 5F "Authorization to Enter Into an Interagency Governmental Agreement with the University of Louisville Department of Communication for the Provision of Technical Assistance." Commissioner Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 16-2024 (3/19/24)

WHEREAS, LMHA recently launched a planning process that will result in short-term and long-term strategies that address the severely distressed Dosker Manor public housing community and the needs of the 607 households currently residing at the site; and

WHEREAS, the University of Louisville Department of Communication can supply the technical assistance and services needed to help assess resident needs, the social environment and other factors that will inform the planning process; and

WHEREAS, the Louisville Metro Housing Authority is permitted to enter into an Interagency Governmental Agreement with other Kentucky governmental institutions for services without conducting formal procurement; and

WHEREAS, LMHA's FY2025 Moving to Work budget includes up to \$4,000,000 for services required to complete a needs assessment/planning process, provide supportive services and complete deferred maintenance at Dosker Manor.

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 an Interagency Governmental Agreement with the University of Louisville Department of Communication for technical assistance and services running through December 30, 2024, per the fee schedule outlined in their scope of work, in an amount not to exceed \$50,000.

Discussion Items:

Executive Director Strojan announced to the Board that this would be Commissioner Chartrael Hall's last board meeting due to him accepting a position with the City of Louisville. Commissioner Hall thanked everyone and said he will continue to serve the public because that is his true calling.

Executive Director Strojan presented a PowerPoint Presentation to the Board explaining the Stabilization Plan for LMHA's Legacy Sites, Dosker Manor, Avenue Plaza and Parkway Place. Also, Executive Director Strojan briefed the Board on an Action Plan for LMHA's Section 8 Program and provided hand-outs of both for everyone to follow.

Executive Session:

None held.

Other Business:

There being no further business to come before the Board, Commissioner Rippey motioned to adjourn, seconded by Commissioner Hall. Motion carried by unanimous vote. The Board adjourned at 5:05 p.m.

Vickie Jo Buckman, Executive Secretary

Gena Harris, Chairperson