



AGENDA
HOUSING AUTHORITY OF THE CITY OF OMAHA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
February 2, 2023 | 8:30 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT

2. ROLL CALL

Commissioner David Levy, Chair; Commissioner Joel Dougherty, Vice Chair; Commissioner Christine Johnson; Commissioner Jennifer Taylor; Commissioner Tony Veland; Commissioner Cammy Watkins; Commissioner Danielle Goodwin

3. PUBLIC COMMENTS

Note: This portion of the agenda is not intended for debate or discussion with the Commissioners or staff. A person shall not be allowed to address the Commissioners during the meeting unless it pertains to a business item that is on the agenda. If you have questions or would like to bring a matter to the Commissioners attention, please contact the Executive Office of the Omaha Housing Authority at mtherkildsen@ohauthority.org. For matters that are properly on the agenda, the board meeting rules are set forth at the back of the board room.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

5.1.1. Minutes of Previous Regular Board Meeting (01/12/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-07 OHA Past Due Write-Offs
- 5.1.2.2. Resolution 2023-08 BDO Accounting and Professional Services
- 5.1.2.3. Resolution 2023-09 Increase Contracts, Pool of Construction Contractors
- 5.1.2.4. Resolution 2023-10 Resident Relocation Services, CVR
- 5.1.2.5. Resolution 2023-11 Contract Amendment, UPCS Inspections
- 5.1.2.6. Resolution 2023-12 Park Villa Change Order
- 5.1.2.7. Resolution 2023-13 Increase Flooring Services Contract

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2023-17 Revised Subordination Agreement for Timbercreek
- 5.1.3.2. Resolution 2023-19 Closing on Kennedy Square East

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2023-14 Elevator Upgrades Contract Extension**
- 5.2.2. Resolution 2023-15 Bedbug Extermination Equipment**
- 5.2.3. Resolution 2023-16 Plumbing Stacks, Architect & Engineering Services**
- 5.2.4. Resolution 2023-18 Purchase Agreement for YES**
- 5.2.5. Resolution 2023-20 Replace Fire Panel at Highland Tower**
- 5.2.6. Resolution 2023-21 RAD Consultant**
- 5.2.7. Resolution 2023-22 HR Systems**
- 5.2.8. Resolution 2023-23 Timbercreek Loan Revision**

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary)

- **Housing Choice Voucher Program** – Philisa Smith
- **Asset Management (Public Housing)** – Jody Holston
- **Housing in Omaha, Inc.** – Brian Hansen
- **Compliance** – Susan Gilroy
- **Finance** – Gary Hatfield
- **Development** – Brian Hansen
- **Procurement/Contracting/Capital Budgets** – Brian Hansen; Jody Holston
- **Human Resources** – Latina Jackson
- **Family and Community Services** – Sal Issaka
- **Legal** – Brian Hansen

7. NEW BUSINESS

8. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS (if necessary)

9. ADJOURNMENT