

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. January 12, 2023

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Latina Jackson, Philisa Smith.

The meeting was called to order at 8:42 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor (arrived late, after consent vote)
Christine Johnson
Tony Veland
Joel Dougherty

Commissioners Absent:

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore provided her CEO report and discussed legislation. Ms. Poore also extended her gratitude to OHA maintenance staff for their efforts in making emergency repairs during the holiday season.

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 (12/15/2022)

5.1.2. Minutes of Previous Annual Board Meeting (12/15/2022)

5.1.3. Minutes of Previous Special Board Meeting (12/28/2022)

5.1.4. Development/External Affairs/Public Relations Committee Resolutions

5.1.4.1. Resolution 2023-01 PBVs for Timbercreek

Chair Levy questioned if any resolutions needed to be pulled off the Consent Agenda for additional discussion. No items were pulled from the Consent Agenda.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve the Consent Agenda. Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Johnson – Aye

Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-02 Trash Collection Services

Mr. Hansen explained OHA staff recommend a contract with Waste Management for trash collection services. In 2022, the City of Omaha requested that OHA procure trash collection services for the agency internally. The City of Omaha will continue to pay approximately \$95,000 for the service based on 2022 collection service rates and OHA’s financial responsibility is the amount exceeding the previous years rates. Mr. Hansen explained that procuring this service internally allows OHA to make necessary changes to the service such as collection frequency and container size, as well as communicate directly with the vendor regarding issues.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2023-02 Trash Collection Services

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye

5.2.2. Resolution 2023-03 Commercial HVAC Renewal

Mr. Hansen explained this is a renewal of the contract with Hayes Mechanical for commercial HVAC services.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2023-03 Commercial HVAC Renewal

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye

5.2.3. Resolution 2023-04 Fire Safety and Suppression

This resolution is to approve a contract with FireGuard for fire detection and suppression services.

MOTION by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2023-04 Fire Safety and Suppression

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye

5.2.4. Resolution 2023-05 Assumption Agreement for Timbercreek Loan

Mr. Hansen explained this resolution is for the Assignment and Assumption of Note, Deed of Trust, and Regulatory Agreement attached as Exhibit A and pertaining to the bifurcation of the \$3.881,598 loan provided to Mercy Housing for the Timbercreek Apartments. Discussion ensued regarding liability, ownership structure, and the ability to award PBVs.

MOTION by Commissioner Watkins, seconded by Commissioner Johnson, to approve Resolution 2023-05 Assumption Agreement for Timbercreek Loan

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye

5.2.5. Resolution 2023-06 Subordination of Timbercreek Loan

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2022-06 Subordination of Timbercreek Loan

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

Staff provided their written reports and welcomed questions.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield presented November 2022 financials.
- **Development**
- **Procurement/Contracting/Capital Budget**

- **Human Resources**
- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

8. EXECUTIVE SESSION:

There was no need for executive session.

9. ADJOURNMENT:

MOTION by Commissioner Watkins seconded by Commissioner Taylor to adjourn the meeting at 9:18 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Taylor – Aye