

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. February 2, 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 8:37 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 (left before adjournment)  
Tony Veland  
Joel Dougherty

Commissioners Absent:

Christine Johnson

**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 introduced Peggie Casper, OHA's new Landlord Liaison in the HCV department.

**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

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 Watkins, seconded by Commissioner Taylor, to approve the Consent Agenda.  
Motion passed. Aye-6, Nay-0

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

## **5.2. ADDITIONAL ITEMS FOR CONSIDERATION**

### **5.2.1. Resolution 2023-14 Elevator Upgrades Contract Extension**

**MOTION** by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2023-14 Elevator Upgrades Contract Extension.

Motion passed. Aye-6, Nay-0

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

### **5.2.2. Resolution 2023-15 Bedbug Extermination Equipment**

Ms. Poore discussed the procurement process and noted this resolution is not in direct relation to the recent bedbug complaints. Ms. Holston stated that heat treatments will be most effective for units that are not properly prepped.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2023-15 Bedbug Extermination Equipment

Motion passed. Aye-6, Nay-0

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

### **5.2.3. Resolution 2023-16 Plumbing Stacks, Architect & Engineering Services**

Ms. Holston stated this resolution is to contract with The Schemmer Associates, Inc. to provide architectural and engineering design and management services to replace the plumbing sewer stacks at all tower locations. Ms. Holston stated the stacks are original to the buildings.

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2023-16 Plumbing Stacks, Architect & Engineering Services.

Motion passed. Aye-6, Nay-0  
Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye

**5.2.4. Resolution 2023-18 Purchase Agreement for YES**

Ms. Poore stated this resolution is to execute a purchase agreement with Youth Emergency Services (YES) for property located at 540 S. 27<sup>th</sup> Street and certain vacant lots adjacent. Ms. Poore discussed that the agency will not enter into a purchase agreement until OHA receives HUD Section 18 disposal approval.

**MOTION** by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2023-18 Purchase Agreement for YES.

Motion passed. Aye-6, Nay-0  
Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye

**5.2.5. Resolution 2023-20 Replace Fire Panel at Highland Tower**

Ms. Holston discussed the need to replace the fire panel at Highland tower, noting that an Order to Comply was issued by the Omaha Fire Department on January 27, 2023, giving OHA 30 days from then to comply by correcting the deficiencies noted.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-20 Replace Fire Panel at Highland Tower.

Motion passed. Aye-6, Nay-0  
Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye

**5.2.6. Resolution 2023-21 RAD Consultant**

Mr. Hansen explained this resolution is to approve a contract with Affordable Housing Forward, LLC for the firm’s Rental Assistance Demonstration (RAD) consulting services.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-21 RAD Consultant

Motion passed. Aye-6, Nay-0  
Commissioner Levy – Aye

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

**5.2.7. Resolution 2023-22 HR Systems**

Ms. Jackson explained this resolution is to renew the contract with HR Systems for human resource support services for OHA and HIO personnel. Ms. Jackson explained that HR Systems helps with recruiting needs.

**MOTION** by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2023-22 HR Systems.

Motion passed. Aye-6, Nay-0

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

**5.2.8. Resolution 2023-23 Timbercreek Loan Revision**

Mr. Hansen explained this resolution is to approve a revision to the definition of “Net Available Cash Flow” in the Loan Agreement between OHA and Mercy Housing to meet the requirements of a project being financed with low income housing tax credits.

**MOTION** by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-23 Timbercreek Loan Revision.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – 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**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
  - Ms. Jackson presented the 2022 Year End Annual Report

- **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 Goodwin to adjourn the meeting at 9:17 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Dougherty – Aye