



**AGENDA**  
**HOUSING AUTHORITY OF THE CITY OF OMAHA**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**April 6, 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](mailto: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 (03/02/2023)**

**5.1.2. Finance/Procurement/Operations Committee Resolutions**

- 5.1.2.1. Resolution 2023-34 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2023-35 Renewal, Plumbing and Drain Clearing Services, Pool of Vendors
- 5.1.2.3. Resolution 2023-36 Renewal, UPCS Home Inspections & Staff Training, US Inspection Group
- 5.1.2.4. Resolution 2023-37 Renewal, Electrical Services, Pool of Vendors
- 5.1.2.5. Resolution 2023-38 Renewal, Flooring Replacement Services, Pool of Vendors
- 5.1.2.6. Resolution 2023-39 Generator Inspection and Maintenance Services
- 5.1.2.7. Resolution 2023-40 Renewal, IT Services, CMIT Solutions of West Omaha
- 5.1.2.8. Resolution 2023-41 Renewal, Four Alarm Lawncare
- 5.1.2.9. Resolution 2023-42 Painter Services
- 5.1.2.10. Resolution 2023-43 Increase Contract, Crown Tower Renovations, Future Construction
- 5.1.2.11. Resolution 2023-44 Pine Tower Water Heater Replacement
- 5.1.2.12. Resolution 2023-45 Contract Extension, Scattered Site Roofing, Siding, Gutters, TCI General Contracting
- 5.1.2.13. Resolution 2023-46 Flooring Replacement at Crown and Evans Towers, Artisent Flooring

**5.1.3. Development/External Affairs/Public Relations Committee Resolutions**

- 5.1.3.1. Resolution 2023-47 Amendment of Annual Plan
- 5.1.3.2. Resolution 2023-48 Environmental Assessment Services, E&A Consulting
- 5.1.3.3. Resolution 2023-49 Bond Trustee, UMB Bank

**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**