

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. March 2, 2023

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

The meeting was called to order at 8:34 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
Joel Dougherty, Vice Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor
Tony Veland

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. Commissioner Taylor discussed the progress of the organization over the past 10 years.

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 (02/02/2023)

5.1.2. Minutes of Previous Special Board Meeting (02/22/2023)

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 2023-25 Commercial Real Estate Broker

Mr. Hansen explained this resolution is to approve a contract with The Lund Company for the firm's commercial real estate broker services. The contract amount will not exceed two percent (2%) of the sale price of each property sold.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-25 Commercial Real Estate Broker.

Motion passed. Aye-5, Abstain-1 Nay-0

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

5.2.2. Resolution 2023-26 Real Estate Appraiser

Mr. Hansen explained this resolution is to approve a contract with Mitchell & Associates, Inc. and Morrissey Appraisal Services for these firms' real estate appraisal services.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-26 Real Estate Appraiser

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 2023-27 Scattered Site Home Foundation Repair

Ms. Holston explained this resolution is to approve a contract with Ram Jack Omaha to repair the foundations of two scattered site properties for an amount quoted of \$60,950.00.

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-27 Scattered Site Home Foundation Repair.

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 2023-28 Access Control System Increase

Ms. Holston explained this resolution is to approve an increase to the Access Control Systems contract with Inteconnex in the amount of \$265,000.00, for a total contract not to exceed \$739,273. Ms. Holston explained staff intend to utilize cameras which were removed from Spencer Homes when the property was demolished; this will help keep costs down.

MOTION by Commissioner Watkins, seconded by Commissioner Veland, to approve Resolution 2023-28 Access Control System Increase.

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 2023-29 Contract Renewal, Affordable Housing Development Legal Services, Reno & Cavanaugh

Mr. Hansen explained this resolution is to approve a contract renewal with Reno & Cavanaugh, PLLC for affordable housing development services.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2023-29 Contract Renewal, Affordable Housing Development Legal Services, Reno & Cavanaugh.

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 2023-30 eSignature DocuSign Renewal

Ms. Poore stated this resolution is approve a contract with DocuSign Enterprise Pro. Ms. Poore discussed the importance of retrieving digital signatures from tenants, contractors, etc.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-30 eSignature DocuSign Renewal.

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 2023-31 Workers Compensation Insurance Renewal

Mr. Hansen explained this resolution is to approve a contract renewal with Berkshire Hathaway Homestate Insurance Company (BHHC) to provide OHA's workers compensation insurance policy. Mr. Hansen stated this reflects a 2.24% decrease over the 2022 rate.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2023-31 Workers Compensation Insurance Renewal.

Motion passed. Aye-6, Nay-0

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

Commissioner Dougherty – Aye

Chair Levy stated that he will turn the meeting leadership to Vice Chair Dougherty for the next two resolutions. Mr. Hansen stated that while these are perceived conflicts, they are not actual conflicts under federal regulations, state statutes, or even OHA policies.

5.2.8. Resolution 2023-32 Contract Renewal, General Litigation, Baird Holm

Mr. Hansen explained this resolution is to approve a contract renewal with Baird Holm LLP for General Litigation Legal Services. Discussion ensued regarding the use of the firm for arbitration and court proceedings.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-32 Contract Renewal, General Litigation, Baird Holm.

Motion passed. Aye-5, Abstain-1 Nay-0

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

5.2.9. Resolution 2023-33 Contract Renewal, Labor Relations, Baird Holm

Mr. Hansen explained this resolution is to approve a one-year contract renewal with Baird Holm LLP for Labor Relations & Human Resource Legal Services. Ms. Poore stressed the importance of providing excellent services and having one consistent individual to manage relationships.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-33 Contract Renewal, Labor Relations, Baird Holm.

Motion passed. Aye-5, Abstain-1 Nay-0

Commissioner Levy – Abstain
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**
- **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 9:27 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Veland – Aye

Commissioner Dougherty – Aye