

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. April 6, 2023

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Latina Jackson, Philisa Smith, Sal Issaka, Danyelle Baratta

The meeting was called to order at 8:32 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 (arrived after Consent Agenda vote)
Jennifer Taylor
Tony Veland
Christine Johnson

Commissioners Absent:

Cammy Watkins

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 OHA's meeting with Affordable Housing Forward regarding repositioning of OHA's properties. Mr. Hansen explained that staff will have a full presentation for the Board of Commissioners in the coming months.

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

Chair Levy questioned if any items need pulled from the consent agenda. Commissioner Dougherty requested to pull Resolution 2023-49 regarding the bond trustee.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve the Consent Agenda, except Resolution 2023-49.

Motion passed. Aye-5, Nay-0

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

Commissioner Dougherty asked if the board had voted to issue bonds. Mr. Hansen answered that bond issues had come to the board three times. Mr. Hansen discussed funding and fees. Chair Levy stated that Edgemark engaged Baird Holm for services, and thus will recuse himself from voting on this item.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2023-49 Bond Trustee, UMB Bank

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

Commissioner Levy – Abstain
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye
Commissioner Johnson – Aye
Commissioner Goodwin – 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 briefly discussed financials.
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor seconded by Commissioner Veland to go into Executive Session to discuss litigation at 8:43 a.m.

Motion passed. Aye-6, Nay-0

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

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Veland to come out of Executive Session at 8:48 a.m.

Motion passed. Aye-6, Nay-0

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

9. ADJOURNMENT:

MOTION by Commissioner Veland, seconded by Commissioner Taylor to adjourn the meeting at 8:49 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