

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

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Sal Issaka, Jennifer Dexter, Gary Hatfield, Lindsey Anderson

The meeting was called to order at 8:31 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
Christine Johnson
Tony Veland

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 presented her CEO report, which began with gratitude towards OHA's property management and intake teams, for their efforts regarding occupancy at Jackson Tower. Ms. Poore also discussed progress with both Choice Neighborhoods projects.

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 (06/01/2023)

5.1.2. Development/External Affairs/Public Relations Committee Resolutions

5.1.2.1. Resolution 2023-70 MOU, OHA & Hoppe Development

5.1.2.2. Resolution 2023-71 Annual Plan Amendment

5.1.2.3. Resolution 2023-72 RAD Application for Frances Court

5.1.2.4. Resolution 2023-73 Environmental Site Assessment Consultant

5.1.2.5. Resolution 2023-74 Home Inspections Pool

MOTION by Commissioner Watkins, seconded by Commissioner Johnson, to approve the Consent Agenda.
Motion passed. Aye-7, Nay-0

Commissioner Watkins – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye
Commissioner Veland – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023- 75 Case Management Software

Ms. Poore explained this resolution is for case management software, and the expense is built into the CNI grants.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-75 Case Management Software.

Motion passed. Aye-7, Nay-0

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

5.2.2. Resolution 2023-76 Crown Tower General Contractor Amendment

Ms. Holston explained this resolution is for an extension of the contract and price increase of five percent, for mold remediation and renovation of units at Crown Tower.

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-76 Crown Tower General Contractor Amendment.

Motion passed. Aye-7, Nay-0

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

5.2.3. Resolution 2023-77 Archive Documents, Iron Mountain

Ms. Poore explained that OHA has an archive of documents including property management and housing choice voucher tenant files, building blueprints, and other documents which are required to be maintained due to records retention policies. These were previously stored at 540 S 27th Street. In preparation for the sale of said property, these archive documents need to be moved and stored elsewhere. The archives were moved to Iron Mountain.

MOTION by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2023-77 Archive Documents, Iron Mountain

Motion passed. Aye-7, Nay-0

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

Commissioner Levy – Aye
Commissioner Veland – Aye

5.2.4. Resolution 2023-78 Procurement Threshold Limit Increase

Mr. Hansen explained this resolution is to increase the threshold of spending which requires prior approval from the Board of Commissioners to \$50,000.00. OHA's current requirements state all purchases \$20,000 or over must have prior approval from the Board of Commissioners. In the course of doing business, many smaller projects exceed this limit and must be put on hold awaiting Board approval to award and commence.

Mr. Hansen explained that in light of the current economic conditions, reevaluating the existing spending threshold will assist with ensuring smooth operations and timely completion of projects undertaken by OHA. Discussion ensued about setting an amount that which must be reported to the board. Staff and board alike discussed reporting any spend over \$30,000, and requiring board approval for any spend over \$50,000.00.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2023-78 Procurement Threshold Limit Increase

Motion passed. Aye-7, Nay-0

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

Discussion ensued regarding minority and women owned businesses.

5.2.5. Resolution 2023-79 RAD Capital Needs Assessments and Energy Audit Services

Mr. Hansen explained this resolution is to approve contracts with Dominion Due Diligence Group , Bureau Veritas Technical Assessments, LLC, BBG Assessments, LLC, and All Environmental Inc. for Rental Assistance Demonstration Capital Needs Assessment (RCNA) and Energy Audit services for an amount not to exceed \$200,000 jointly or severely.

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to approve Resolution 2023-79 RAD Capital Needs Assessments and Energy Audit Services

Motion passed. Aye-7, Nay-0

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

5.2.6. Resolution 2023-80 Past Due Write-Offs

Ms. Holston presented the write off report and welcomed questions.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-80
Past Due Write-Offs

Motion passed. Aye-7, Nay-0

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

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

Staff provided their written reports and provided the below comments.

- **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 Taylor seconded by Commissioner Watkins to adjourn the meeting at 9:36 a.m.

Motion passed. Aye-7, Nay-0

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