

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. August 29, 2023

STAFF PRESENT: Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Latina Jackson

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
Danielle Goodwin (arrived at 8:38am)
Jennifer Taylor
Tony Veland
Christine Johnson
Cammy Watkins

Commissioners Absent:

Joel Dougherty, Vice Chair

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Chair Levy stated there would be no CEO Report this month.

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 (08/03/2023)

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

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

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-89 OHA Past Due Write-Offs

MOTION by Commissioner Watkins, seconded by Commissioner Veland, to approve Resolution 2023-89 OHA Past Due Write-Offs.

Motion passed. Aye-5, Nay-0

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

5.2.2. Resolution 2023-90 MOU with Project Houseworks

Mr. Hansen discussed this resolution, stating that OHA staff seeks to enter into a Memorandum of Understanding (MOU) with Project Houseworks to increase homeownership opportunities for low-income households. OHA and Project Houseworks will work to identify single family houses to be sold at appraised value.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2023-90 MOU with Project Houseworks.

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

Commissioner Taylor – Aye
Commissioner Johnson – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Watkins – Aye
Commissioner Goodwin - Abstain

5.2.3. Resolution 2023-91 Scattered Site Homes Hail Damage Repair

Ms. Holston explained that in June 2022, the southeast area of Omaha was impacted by severe weather, including hail. OHA staff recommends a contract with TCI General Contracting Services, LLC to repair the remaining 12 homes.

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-91 Scattered Site Homes Hail Damage Repair

Motion passed. Aye-6, Nay-0

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

1.1.1. Resolution 2023-92 Janitorial Services Pool

OHA staff recommends the Board approve contracts with 7 vendors to provide janitorial vacant unit and office cleaning services.

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to approve Resolution 2023-92 Janitorial Services Pool

Motion passed. Aye-6, Nay-0

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

1.1.2. Resolution 2023-93 Custodial Services Pool

OHA staff recommends a renewal of three contracts to provide custodial services, to include grounds pick up and building cleaning for OHA properties.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-93 Custodial Services Pool

Motion passed. Aye-6, Nay-0

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

1.1.3. Resolution 2023-94 Scattered Site Homes Bathroom Renovation

OHA staff recommends the Board approve a contract with Future Construction Specialties to lead hazard remediation and general interior renovation services in numerous scattered site home bathrooms.

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve the Consent Agenda.

Motion passed. Aye-6, Nay-0

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

1.1.4. Resolution 2023-95 Lead-Based Paint Renovation, Repair, and Painting

OHA staff recommends the board approve two contracts for lead-based paint renovation, repair, and painting services in scattered site homes. Discussion ensued regarding the testing process.

MOTION by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2023-95 Lead-Based Paint Renovation, Repair, and Painting

Motion passed. Aye-6, Nay-0

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

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

Staff provided their written reports.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield provided a brief overview of the agency financials.
- **Development (Executive Session)**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

3. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to move into executive session for legal and real estate matters at 9:01 a.m.

Motion passed. Aye-6, Nay-0

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

4. EXECUTIVE SESSION:

MOTION by Commissioner Watkins, seconded by Commissioner Johnson, to move out of executive session at 9:18 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Goodwin - Aye

5. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Watkins to adjourn the meeting at 9:18 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Goodwin - Aye