



AGENDA
HOUSING AUTHORITY OF THE CITY OF OMAHA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
April 4, 2024 | 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. Public comments are limited to three (3) minutes per individual.

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 Special Board Meeting (03/28/2024)

5.1.2. Minutes of Previous Special Board Meeting (02/29/2024)

5.1.3. Minutes of Previous Regular Board Meeting (01/25/2024)

5.1.4. Finance/Procurement/Operations Committee Resolutions

5.1.4.1. Resolution 2024-28 OHA Past Due Write-Offs

5.1.4.2. Resolution 2024-29 Access Control, Inteconnex, Renewal

5.1.4.3. Resolution 2024-30 Electrical Services Pool of Vendors, Renewal

5.1.4.4. Resolution 2024-31 Flooring Replacement Services Pool of Vendors, Renewal

5.1.4.5. Resolution 2024-32 Generator Inspection and Maintenance, Interstate Power, Renewal

5.1.4.6. Resolution 2024-33 Lawncare and Landscaping Maintenance Services

5.1.4.7. Resolution 2024-34 Lead-Based Paint Consulting, Terracon, Renewal

5.1.4.8. Resolution 2024-35 Residential Real Estate, J Debinski, Renewal

5.1.4.9. Resolution 2024-36 HVAC Services

5.1.4.10. Resolution 2024-37 Roofing Services

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2024-38 NOAH Section 18 Application

5.2.2. Resolution 2024-39 NOAH RAD Application

5.2.3. Resolution 2024-40 Southside Terrace Phase I

5.2.4. Resolution 2024-41 Master Development Agreement with Brinshore & City of Omaha

5.2.5. Resolution 2024-42 Construction Access Agreement for YES

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
- **River City Housing Connections** – Brian Hansen
- **Compliance** – Susan Gilroy
- **Finance** – Neal Greenberg; Ashley Hatheway
- **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
(as necessary)**

9. ADJOURNMENT