

Special Meeting of the Board of Commissioners
Monday, March 30, 2020 10:00 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ROLL CALL
2. ANNOUNCEMENT OF OPEN MEETINGS LAW
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting
 - 5.1.2. Finance/Procurement/Operations
 - 5.1.2.1. Resolution 2020-23 OHA Past Due Write-Offs
 - 5.1.2.2. Resolution 2020-24 Yardi Software
 - 5.1.2.3. Resolution 220-25 HVAC & Boiler Maintenance

RESOLUTION NO. 2020 – 25
APPROVING RENEWAL OF CONTRACT WITH HAYES MECHANICAL
FOR COMMERCIAL HVAC & BOILER MAINTENANCE

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Hayes Mechanical for commercial HVAC and boiler maintenance for all OHA and Housing in Omaha, Inc. (HIO) properties;

WHEREAS, the contract expired on March 2, 2020, and has the option to renew for an additional one-year term upon OHA Board approval;

WHEREAS, OHA seeks to exercise the one-year renewal option of the contract;

WHEREAS, funding will be allocated from operating budgets of each property using the service, and funds from Capital Funds Grants are budgeted for more significant repairs; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal to the contract currently held with Hayes Mechanical, and hereby increase the contract in an amount not to exceed \$500,000.00, for commercial HVAC and boiler maintenance services at all OHA and HIO owned properties;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal to the contract currently held with Hayes Mechanical, and hereby increases the contracts in an amount not to exceed \$500,000.00, for commercial HVAC and boiler maintenance services at all OHA and HIO properties.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 30, 2020.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2020-26 General Fire and Safety

5.1.2.5. Resolution 2020-27 Workers Compensation

5.1.3. Development/External Affairs/Public Relations

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2020-28 Reappointment of D. Levy to HIO Board

5.2.2. Resolution 2020-29 Appointment of M. Cavanaugh to HIO Board

6. STAFF AND COMMITTEE UPDATES

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

6.3. Compliance

6.4. Financials

6.5. Development

6.6. Procurement/Contracting/Capital Budgets

6.7. Human Resources

6.8. Family and Community Services

6.9. Legal

6.10. Housing in Omaha, Inc.

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT