

Regular Meeting of the Board of
Commissioners
Thursday, May 7, 2020 8:30 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 Special Board Meeting
 - 5.1.2. Finance/Procurement/Operations
 - 5.1.2.1. Resolution 2020-30 OHA Past Due Write-Offs
 - 5.1.2.2. Resolution 2020-31 Finance Policy Handbook Updates
 - 5.1.2.3. Resolution 2020-32 Authorizing OHA's Guarantee of a Line of Credit
 - 5.1.2.4. Resolution 2020-33 Disaster Cleanup Services Renewal
 - 5.1.2.5. Resolution 2020-34 Electrical Services Contract Renewal
 - 5.1.2.6. Resolution 2020-35 Painting Services Contract Renewal
 - 5.1.2.7. Resolution 2020-36 Security Guard Services Contract
 - 5.1.2.8. Resolution 2020-37 Yardi Contract Addendum



**ADDENDUM TO SAAS SUBSCRIPTION AGREEMENT
BETWEEN
YARDI SYSTEMS, INC. ("YARDI") AND OMAHA HOUSING AUTHORITY ("CLIENT")
(this "Addendum")**

Addendum Effective Date: April 22, 2020

Yardi Client Pin Number: 100034100

Yardi Order Number: 190104

Client and Yardi revise their Voyager SaaS Subscription Agreement, dated April 26, 2016 (the "Agreement"), as follows:

1. Yardi agrees to add the additional licenses/services specified below as part of Schedule A (Fee Schedule) under the terms of the Agreement.

Voyager SaaS Select Annual Fees

License	Unit of Measure (UOM)	Count	\$/UOM	\$/UOM Concession	Net \$/UOM	Annual Fee Increase/Decrease	Prorated Annual Fee Increase
RENTCafé Affordable Housing Portal	Unit	100	\$20.00	\$0.00	\$20.00	\$2,000.00	\$166.67
Yardi Document Management for SharePoint	each	1	\$35,000.00	(\$10,000.00)	\$25,000.00	\$25,000.00	\$2,083.33
RENTCafé PHA Online Certifications	Unit	7,457	\$10.00	(\$5.00)	\$5.00	\$37,285.00	\$3,107.08
Procure to Pay	Unit	2,708	\$10.00	(\$3.00)	\$7.00	\$18,956.00	\$1,579.67
Total Fees						\$83,241.00	\$6,936.75

One-Time Fees

Service	UOM	Count	\$/UOM	Total Price
Procure to Pay Remote/On-Site Implementation	each	1	\$3,200.00	\$3,200.00
Remote Implementation/Training	hour	70	\$200.00	\$14,000.00
Additional Support Hours	hour	100	\$120.00	\$12,000.00
Total One-Time Fee				\$29,200.00

Total Fees Due

Prorated Annual Fee Increase for the period May 1, 2020 to May 31, 2020	\$6,936.75
One-Time Fees	\$29,200.00
Sub-Total	\$36,136.75
Sales Tax	as applicable
Total Due	\$36,136.75

Additional Terms

2. **PAYMENT TERMS (excluding applicable taxes):** 100% due 15 days from the execution date of this Addendum.
3. Yardi reserves the right to audit Client's database at any time solely to confirm the scope of Client's use of the Licensed Programs relative to Client's contractual license.
4. Property Worksheet to be provided at a later date.
5. Additional terms are set forth in the following exhibits to this Addendum:
1 – Additional Terms

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

Please indicate your approval by signing this document and returning it to your salesperson or to Sales Support via fax at 805.699.2041 or via email at SalesAdmin@yardi.com.

APPROVAL

Having read and agreed to its terms, the parties executed this Addendum effective as of the Addendum Effective Date.

OMAHA HOUSING AUTHORITY (“Client”)

YARDI SYSTEMS, INC. (“Yardi”)

By: _____

By: _____

Date: _____

Date: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

EXHIBIT 1

Additional Terms

Product Terms:

1. **RENTCafé Affordable Housing Portal** includes standard Workflows and Forms.
 - a. Yardi RENTCafé Affordable Housing Portal includes RENTCafé Reach Reputation Management, RENTCafé Marketing, RENTCafé Prospect Portal, RENTCafé Resident Portal, and RENTCafé SEO Standard Services (Client agrees Yardi's RENTCafé SEO Standard Services are applicable to Yardi's RENTCafé websites only). Client acknowledges and agrees that: (i) notwithstanding any language in the Agreement regarding Client Data and Client Data ownership, all data entered, loaded, or transferred into the RENTCafé Affordable Housing Portal database in connection with, or arising out of, Client's, or Client's tenant's, Use of RENTCafé Affordable Housing Portal (collectively, "**RENTCafé Affordable Housing Portal Data**") shall, as between Client and Yardi, be Yardi's sole and exclusive property and is licensed to Client solely for Client's limited Use of RENTCafé Affordable Housing Portal and RENTCafé Affordable Housing Portal Data for Business Purposes (and as expressly permitted by Yardi's development of the RENTCafé Affordable Housing Portal application); and (ii) Client shall not have direct access to RENTCafé Affordable Housing Portal Data except as expressly permitted by Yardi's development of the RENTCafé Affordable Housing Portal application (e.g., limited, direct access via the RENTCafé Affordable Housing Portal application, via such standard reports as Yardi may develop for the RENTCafé Affordable Housing Portal application, and/or RENTCafé Affordable Housing Portal Data "pushed" by Yardi's development of the RENTCafé Affordable Housing Portal application via the RENTCafé Affordable Housing Portal application database to the database associated with the Yardi Voyager application database in Use by Client). Client agrees that RENTCafé Affordable Housing Portal Data is Confidential Information and subject to Client's confidentiality obligations as provided in the Agreement.
2. **Yardi Document Management for SharePoint:** In using Yardi Document Management for SharePoint, Client acknowledges and agrees that all Client materials uploaded to SharePoint are stored in the Microsoft cloud (pursuant to Microsoft's license agreement with Client) and not the Yardi Cloud.

Implementation/Training Details:

1. Remote Implementation/Training hours are included for the following:
 - a. RENTCafé Affordable Housing Portal: 20 hours
 - b. Yardi Document Management: 50 hours

5.1.2.9. Resolution 2020-38 Changes to OHA's Record Retention Policy & ACOP Regarding Retention of Public Housing Program Files

5.1.2.10. Resolution 2020-39 Authorizing the CEO to Implement Waivers Authorized by HUD

5.1.3. Development/External Affairs/Public Relations

5.1.3.1. Resolution 2020-40 MOU with Brinshore

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