

Regular Meeting of the Board of
Commissioners
Thursday, September 5, 2019 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 Regular Board Meeting
 - 5.1.2. Finance/Procurement/Operations
 - 5.1.2.1. Resolution 2019-39 OHA Past Due Write Offs
 - 5.1.2.2. Resolution 2019-40 Plumbing Services
 - 5.1.2.3. Resplution 2019-41 Carpet and VCT Renewal
 - 5.1.2.4. Resolution 2019-42 HVAC Renewal

RESOLUTION NO. 2019 – 42
RENEWAL OF HVAC REPAIR AND REPLACEMENT CONTRACTS

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has contracts with Superior Heating & Air and with Hooper Heating for HVAC repair and replacement services at all OHA and Housing in Omaha, Inc. (HIO) properties;

WHEREAS, the contracts became effective September 19, 2016, for a one-year term, with an option to renew for four additional one-year terms upon OHA Board approval;

WHEREAS, the current contract terms expire on September 18, 2019;

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

WHEREAS, the current cumulative contract total is \$680,000.00, with \$676,742.00 expended to date, and staff request an increase in funding by \$240,000.00, jointly and severally, for a total cumulative contracts amount of \$920,000.00;

WHEREAS, funding will be allocated from operating budgets of each property or capital funds, depending on the project; and

WHEREAS, OHA Staff recommends that the OHA Board of Commissioners approve a one-year renewal to the contracts currently held with Superior Heating & Air and with Hooper Heating and increase the contracts in an amount not to exceed \$240,000.00, jointly and severally, for HVAC repair and replacement 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 contracts currently held with Superior Heating & Air and with Hooper Heating, and hereby increases the contracts in an amount not to exceed \$240,000.00, jointly and severally, for HVAC repair and replacement 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2019.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2019-43 Truck Purchase

5.1.2.6. Resolution 2019-44 Amendments to OHA Bylaws

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2019-45 Port Livestock Exchange Vouchers to DCHA

5.2.2. Resolution 2019-46 Approval of OHA Title VI Plan for FTA Grant Funding - New Transit Bus

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. Public Safety

6.10. Legal

6.11. Housing in Omaha, Inc.

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT