



Cincinnati Metropolitan Housing Authority  
Crosley Commons II Boardroom  
1635 Western Avenue  
Cincinnati, Ohio 45214

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Tuesday, June 30, 2015**

---

**6:00 P.M.**

**I. AGENDA SCHEDULE**

1. Call Meeting to Order
  2. Roll Call
  3. Approval of Minutes
  4. J-RAB
  5. Public Comment
  6. Presentations
    - Cincinnati Children's Hospital
    - Universal Health Care Action Network (UHCAN)
  7. Discussion of Secretary Recommendations
    - 7A. Financial Report
    - 7B. Request Approval to Solicit Bids
    - 7C. Resolutions – Approve Contract Renewals
    - 7D. Resolutions - Award Construction Contracts
    - 7E. Adopt a Resolution – General
  8. Informational Board Packet – RAD
  9. Adjourn
- 

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**Regular Board Meeting – May 26, 2015**

**(Enclosure #1)**

**(Dorothy Fowler)**

**(Roll Call)**

**IV. J-RAB**

**J-RAB Monthly Update**

**(Delorise Calhoun/Doris Hill)**

**V. PUBLIC COMMENT**

**No Requests to Speak**

## VI. PRESENTATIONS –

1. **Resolution #4748** – Resolution Authorizing Approval for Universal Health Care Action Network (UHCAN) to Gain Access to CMHA’s Community Spaces for the Purpose of Providing Information for CMHA’s Residents

(Enclosure #2) (Mary Kosik) (Roll Call)

2. **Resolution #4774** – Resolution Authorizing Approval for Cincinnati Children’s Hospital to Gain Access to CMHA’s Community Spaces to Provide Informational/Education on Infant Mortality, Pregnancy Care, and Other Issues

(Enclosure #3) (Mary Kosik) (Roll Call)

## VII. DISCUSSION OF SECRETARY RECOMMENDATIONS

The following recommendations are offered for the Board of Commissioners approval:

### 7A. Approval of the Financial Report

#### **Resolution #4785** – Approval of the Financial Report – May 2015

(Enclosure #4) (Reema Ruberg) (Roll Call)

#### **Resolution #4786** – Approval of the Budget for FY2016

(Enclosure #5) (Reema Ruberg) (Roll Call)

#### **Resolution #4787** – Resolution to Approve the Semi-Annual Write-Off of Uncollectable Tenant Account Receivable Balances

(Enclosure #6) (Lisa McCarty/Clifton Pendergrass) (Roll Call)

### 7B. Request Approval to Solicit Bids for the following items:

1. **Resolution #4788** - Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. **2015-1028 - HVAC Services** (Asset Management) – Procurement of qualified vendors to perform heating and air conditioning work related items.
2. **2015-4027- Tax Attorney for Tax Credits** (RECD) - Procurement of a tax attorney for tax issues related to Low Income Housing Tax Credit partnership unwinding . The attorney will evaluate tax implications on the Housing Authority’s interests in these partnerships.

3. **2015-3023 – Rehabilitation of Quebec Road Apartments at Provincial Court (RECD)** - The Quebec Road Apartments are located on Quebec Road and Provincial Court in East Price Hill. They are a mix of 3, 4, 5 and 6 bedrooms in two story buildings with basements. The twenty five buildings house forty apartments and were constructed in 1972. The proposed project will extensively renovate 20 of the apartments. The proposed apartment renovations include new kitchens, bathrooms, furnaces, electrical upgrades, lighting, flooring and tuckpointing. Site renovations will consist of landscaping, sidewalk replacement and site grading. Consideration will be given to modifying two units for mobility accessibility. Final decision is dependant upon the site topography and unit configuration. Four units will be modified for Sensory Impaired
  
4. **2015-3024 – Rehabilitation of Clinton Springs Apartments at Rion Lane (RECD)** - The Clinton Springs Apartments, also referred to the Rion Lane Apartments, are located on Rion Lane in Avondale. They are a mix of 2, 3, and 4 bedrooms in two story buildings with basements. The eleven buildings house forty apartments and were constructed in 1972. The proposed project will extensively renovate 20 apartments. The proposed apartment renovations include new kitchens, bathrooms, furnaces, electrical upgrades, lighting, flooring and tuckpointing. Site renovations will consist of the replacement of retaining walls, resurfacing of the parking area, sidewalk replacement, landscaping and site grading. Consideration will be given to modifying two units for mobility accessibility. Final decision is dependant upon the site topography and unit configuration. Four units will be modified for Sensory Impaired.
  
5. **2015-3025 – Rehabilitation of Stanley Rowe Townhomes (RECD)** - Gut rehabilitation of 5 buildings housing 32 units. Landscaping, sidewalk replacement and other site work will be included. Two units will be modified for mobility accessibility and 4 units will be modified for Sensory Impaired.
  
6. **2015-6022 – Storage Area Network (SAN) (IT)** – Procurement of a Storage Area Network (SAN) for CMHA’s servers. SAN will provide ample storage for CMHA data.

(Enclosure #7)                      (Bill Walters)                      (Roll Call)

**7C. Contract Renewals:**

1. **Resolution #4789** – Resolution Authorizing the Chief Executive Officer to Sign the First One Year Contract Extension Option with Elite Automotive and Fleet Care for Solicitation 2014-1028: Automotive Maintenance Services and Repairs for CMHA’s Vehicle Fleet

(Enclosure # 8)                      (Bill Walters )                      (Roll Call)

2. **Resolution #4790** – Resolution Authorizing the Chief Executive Officer to Sign the First One Year Contract Extension Option with ThyssenKrupp Elevator Services for Solicitation 2014-1032; Elevator Services

(Enclosure # 9)                      (Bill Walters )                      (Roll Call)

3. **Resolution #4791** – Resolution Authorizing the Chief Executive Officer to Sign the First One Year Contract Extension Option Multiple Firms for Solicitation 2014-5031; Architecture and Engineering Services

(Enclosure # 10)                      (Bill Walters )                      (Roll Call)

**7D. Adopt a Resolution to Award the following Construction Contracts:**

**No Construction Contracts this month**

**7E. Adopt A Resolution – General**

1. **Resolution #4792 – Resolution Adopting the Significant Amendment to the FY15 Annual Plan/Five Year Plan to Incorporate Changes Required for the Rental Assistance Demonstration for Baldwin Grove and City West**  

(Enclosure #11)      (Joe Norton/Reema Ruberg)      (Roll Call)
  
2. **Resolution #4793– Resolution to Submit and Enter into a Memorandum of Understanding with the Community Builders and to Make Application for the Award of Vouchers for Relocation of Residents as Part of the Neighborhood Choice Grant Award in Avondale**  

(Enclosure #12)                      (Lisa Isham)                      (Roll Call)
  
3. **Resolution #4794 - Resolution to Adopt Changes to the Fiscal Year End 2016 Housing Choice Voucher/Section 8 Administrative Plan Effective July 1, 2015**  

(Enclosure # 13)                      (Lisa Isham)                      (Roll Call)
  
4. **Resolution #4763 (Amended) - Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute All Documents Necessary to Complete a Financial Closing for the New Tax Credit Development Cary Crossing in Mt. Healthy, Ohio**  

(Enclosure # 14)      (Reema Ruberg/Regina Gehm) (Roll Call)

**VIII. Information Board Update Packet**

**Rental Assistance Demonstration (RAD)**

(Enclosure #15)                      ( Reema Ruberg)                      (Roll Call)

**IV. Adjourn**

**Cincinnati Metropolitan Housing Authority**

**Board of Commissioners**

**Mr. William Myles, Chair**  
**Mr. Edward R. O'Donnell, Vice Chair Mr.**  
**Bernard Fiedeldey**  
**Ms. Laverne Mitchell Mr.**  
**Thomas Weidman Ms.**  
**Marisa Spears Mr. Kevin**  
**M. Moore**