



Cincinnati Metropolitan Housing Authority  
CMHA Boardroom  
1635 Western Avenue  
Cincinnati, Ohio 45214

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Tuesday, November 28, 2017**

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**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**
  - 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. Executive Session – Real Estate**
  - 9. Adjourn**
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – October 31, 2017**

**(Enclosure #1)**

**(Roll Call)**

**IV. J-RAB ROSS GRANT UPDATE**

**(Enclosure #2) September/October 2017 Combined**

**V. PUBLIC COMMENT**

**No requests to speak**

**VI. PRESENTATIONS**

**Healthcare Broker Sherrill-Morgan**

**(Lisa Thomas)**

## **VII. DISCUSSION OF SECRETARY RECOMMENDATIONS**

**The Following Recommendations Are Offered For The Board Of Commissioners Approval:**

### **7A. Approval of the Financial Report**

1. **Resolution #5038** – Approval of the Fiscal Year 2018 October Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #3)

(Reema Ruberg)

(Roll Call)

2. **Resolution #5039** – Resolution Approving the Bad Debt Write-Offs for October 2017

(Enclosure #4)

(Reema Ruberg)

(Roll Call)

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

1. **Resolution #5040** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors.
  1. **2018-3002 – RECD** – Liberty Street Roof Replacement: Replace the existing roofs at Liberty Street Apartments
  2. **2018-3003 – RECD** – Liberty Street Chiller Replacement: Replace the existing roof top mounted chillers at Liberty Street Apartments
  3. **2018-3004 – RECD** – Redding Air Handler Replacement: Replace the air handlers within the apartments at the Redding
  4. **2018-3005 – RECD** – President Exterior Façade Repair: Repairs will include replacement of caulking, flashing, tuck-pointing and securing of brick
  5. **2018-4001 – DEV** – Development Partners: Developers of multi-phased, mixed use, mixed finance and mixed income rental residential and commercial developments that are energy efficient.

(Enclosure #5)

(Janell Duncan/Joe Norton/Rick Fisher)

(Roll Call)

### **7C. Contract Renewals:**

1. **Resolution #5041** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One Year Contract Option Extension for Solicitation 2016-1003 with Heis & Wenstrup Co., L.P.A., and Sonnek and Goldblatt, LTD to Provide Collection Services on an As-Needed Basis

(Enclosure #6)

(Janell Duncan/Joy Gazaway)

(Roll Call)

2. **Resolution #5042 – Resolution Authorizing the Chief Executive Officer to Sign the First One Year Contract Extension Option with Berardi + Partners, Inc.; City Studios Architecture, LLC; Creative Housing Solutions, Inc.; DNK Architects, Inc.; eS, Inc. d/b/a eS architecture and Development, Inc.; Glaus, Pyle, Schomer, Burns & Dehaven, Inc. d/b/a GPD Associates; Hub & Weber Architects, PLC; LDA Architects, Inc.; Moody Nolan LLC; and Oregon Group Architects, Inc. for Solicitation 2016-4101; General Architectural Services in a Not-To-Exceed Amount of \$500,000 per Maximum 5-Year Contract from Capital Grant Funds**

**(Enclosure #7) (Janell Duncan/Joe Norton) (Roll Call)**

3. **Resolution #5043 – Resolution Authorizing the Chief Executive Officer to Sign the First Contract Extension Option with A1 Quality Home Improvement & Roofing LLC; Absolute Magic Remodeling, LLC; Steven A. Scales d/b/a B&H Elite Complete Lawn & Garden Care; Chase Construction & Development Group LLC d/b/a Chase Construction & Inspection Group, LLC; Diamond Professional Contractors LLC; Emphasis Cleaning Systems, LLC; Bruce Gray d/b/a From the Ground Up Renovations; Fuller Transportation Services, LTD.; GJT Construction, Inc.; William Sampson d/b/a Home dreams; Howard Edwards; Michael Keith d/b/a Mike’s Painting; Mink Construction Company, LLC; New Day Renovations LLP; Etonio Haugabook d/b/a NCN Property Maintenance; Ted Smith d/b/a S&S Construction Company; Herman Carter d/b/a Tex Make Ready Services; Vandells, LLC; and Virtue Painting, Inc. for Solicitation 2017-1101; Vacancy Prep Unit Turnover (Make Ready) in a Not-To-Exceed Amount of \$500,000 per Maximum 3-Year Contract from Operating Funds**

**(Enclosure #8) (Janell Duncan/Marquita Flowers) (Roll Call)**

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

**No new Construction Contracts this month**

**7E. Adopt a Resolution – General**

1. **Resolution #5044 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2017-1104; Work Order Services with: Absolute Magic Remodeling, LLC; Triton Services, Inc.; Cogar Enterprises, LLC; Diamond Professional Contractors LLC; The Geiler Company; Thomas Rehabbing, LLC; Companies by Design LLC d/b/a Refresh: Property Solutions; Duane A. Drummond Sr. d/b/a Wee Haul LLC/A F.I.S.T. of Contractors LLC; Emphasis Cleaning Systems, LLC; Howard Edwards Contractors; Seco Electric Co., Inc.; Triple A Commercial Services LLC and Bruce Gray d/b/a From the Ground Up Renovations in Not-To-Exceed Amounts of \$200,000 Annually Per Contract for Maximum 5-Year Contracts Paid for by Operating Funds**

**(Enclosure #9) (Janell Duncan/Marquita Flowers) (Roll Call)**

2. **Resolution #5045** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Low Income Housing Tax Credits and Additional Funding for the New Construction of Senior Affordable Housing Units on Sutter Avenue

(Enclosure #10) (Rick Fisher) (Roll Call)

3. **Resolution #5046** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Low Income Housing Tax Credits and Any Additional Funding for the Rehabilitation of the Sutter View Management Units as part of the Conversion to Rental Assistance Demonstration Program (RAD)

(Enclosure #11) (Rick Fisher) (Roll Call)

4. **Resolution #5047** – Resolution Authorizing Adoption of CMHA’s Revised Personnel Policies

(Enclosure #12) (Lisa Thomas) (Roll Call)

5. **Resolution #5048** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Award of 57 Project-Based Vouchers to Tender Mercies, Inc. and Over the Rhine Community Housing

(Enclosure #13) (Lisa Isham) (Roll Call)

6. **Resolution #5049** – Resolution Providing Written Consent and Authorization for the Dissolution of Mount Healthy Creative Living Development, Inc. in Accordance with Ohio REV. CODE §1782.86

(Enclosure #14) (Joy Gazaway) (Roll Call)

7. **Resolution #5050** – Resolution Providing Written Consent and Authorization for the Dissolution of Mount Healthy Creative Living Development, Limited Partnership in Accordance with Ohio REV. CODE §1705.43

(Enclosure #15) (Joy Gazaway) (Roll Call)

2. **Resolution #5034 - (tabled from October 31, 2017 Board Meeting)**  
– Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Approve Payment to Insight Public Sector, Inc. in Amount Not-To-Exceed \$137,607.01 for Replacement of Network Equipment Paid for by Management Services Funds, HCV and Asset Management

(Enclosure #16) (Laurie Haskell/Janell Duncan) (Roll Call)

## VIII. EXECUTIVE SESSION – REAL ESTATE

## IX. ADJOURN

# **Cincinnati Metropolitan Housing Authority**

## **Board of Commissioners**

**Mr. William Myles, Chair**

**Mr. Edward R. O'Donnell, Vice Chair**

**Mr. Thomas J. Weidman**

**Ms. Kevin M. Moore**

**Mr. Bernard A. Fiedeldey**

**Ms. Mayme L. Mitchell**

**Ms. Marisa Spears**