



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, May 29, 2018

6:00 P.M.

I. AGENDA SCHEDULE

- 1. Call Meeting to Order**
 - 2. Roll Call**
 - 3. Approval of Minutes**
 - 4. Presentations**
 - 5. Public Comment**
 - 6. Discussion of Secretary Recommendations**
 - 6A. Financial Report**
 - 6B. Request Approval to Solicit Bids**
 - 6C. Resolutions – Approve Contract Renewals**
 - 6D. Resolutions – Award Construction Contracts**
 - 6E. Adopt a Resolution – General**
 - 7. J-RAB ROSS Grant Update**
 - 8. Executive Session - Personnel**
 - 9. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – April 24, 2018**

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

- 1. Mr. Byron White – StrivePartnership**
- 2. Ms. Mary Kosik – Asset Management Services Update**
- 3. Ms. Alicia Morlatt – Housing Choice Voucher Update**
- 4. Mr. Patrick Ryan – Children’s Hospital**
- 5. IDE – Millvale Update**

V. PUBLIC COMMENT

No requests to speak this month

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

The Following Recommendations Are Offered for The Board of Commissioners Approval:

6A. Approval of the Financial Report

1. **Resolution #5098** – Resolution Approving the Bad Debt Write-Offs for April 2018

(Enclosure #2) (Reema Ruberg) (Roll Call)

2. **Resolution #5099** – Resolution to Approve Fiscal Year 2018 April Financial Statements

(Enclosure #3) (Reema Ruberg) (Roll Call)

6B. Request Approval to Solicit Bids for the following items:

1. **Resolution #5100** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2018-1009 – Eligibility Management Services
2. SOL 2018-1010 – Vacancy Prep Unit Turnover (Make Ready) for High-Rise One-Bedroom Units Exclusively for Resident Owned Businesses
3. SOL 2018-1011 – Grounds Maintenance Services Exclusively for Resident Owned Businesses
4. SOL 2018-1012 – Janitorial Services Exclusively for Resident Owned Businesses
5. SOL 2018-3010 – Gas Tank Removal from 1088 West Liberty Street
6. SOL 2018-7002 – Strategic Planning Consultant

(Enclosure #4) (Janell Duncan/Cecil McNeary/Gregory Johnson) (Roll Call)

6C. Contract Renewals:

1. **Resolution #5101** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One Year Contract Extension Option with Thyssenkrupp Elevator Services for Solicitation 2014-1032; Elevator Services in a Not-to-Exceed Amount of \$300,000 Per Year from Operational Funds

(Enclosure #5) (Janell Duncan/Cecil McNeary) (Roll Call)

2. **Resolution #5102** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One Year Contract Extension Option for Solicitation 2017-5502; Services for Labor Negotiations with Clemans, Nelson & Associates, Inc. in a Not-to-Exceed Amount of \$145,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds

(Enclosure #6) (Janell Duncan/Lisa Thomas) (Roll Call)

3. **Resolution #5103** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One Year Contract Extension Option for Solicitation 2017-3306; Environmental Testing Services with ATC Group Services, LLC and MacParan Consulting Services, Inc. in Not-to-Exceed Amounts of \$500,000 for Maximum 5-Year Contracts Paid for by Capital Grant Funds

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

6D. Adopt a Resolution to Award the following Construction Contracts:

1. **Resolution #5104** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-9098; Fire Restoration and UFAS Conversion at 11896 Lawnview Avenue for the Amount of \$114,600 Paid for by Capital Grant Funds and Insurance Proceeds

(Enclosure #8) (Janell Duncan/Joe Norton) (Roll Call)

2. **Resolution #5105** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Redding Elevator Replacement by Thyssenkrupp Elevator Corporation for the Amount of \$179,129.56 Paid for by Capital Grant Funds

(Enclosure #9) (Janell Duncan/Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #5106** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Authorize and Sign Change Orders to Contracts up to 20% of Initial Contract Price

(Enclosure #10) (Roll Call)

2. **Resolution #5107** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2018-1005; Vacancy Prep Unit Turnover paid for from Operational Funds

(Enclosure #11) (Janell Duncan/Cecil McNeary) (Roll Call)

3. **Resolution #5108** – 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 Evanston Asset Management Units as Part of the Conversion to the Rental Assistance Demonstration Program (RAD)

(Enclosure #12) (Janell Duncan/Joe Norton) (Roll Call)

4. **Resolution #5109** – Resolution Authorizing the Chairperson of the CMHA Board of Commissioners and the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign and Submit a Choice Neighborhood Planning Grant Application for the West End Neighborhood

(Enclosure #13) (Gregory Johnson) (Roll Call)

VII. J-RAB ROSS Grant Update

J-RAB ROSS Grant Update

- **UPDATE**
SOL 2018-7003 – Year End and Pre-Audit Readiness Services
SOL 2018-3009-01 – Public Housing Conversion Consultant

VIII. EXECUTIVE SESSION

- **Personnel**

IX. ADJOURN

Cincinnati Metropolitan Housing Authority

Board of Commissioners

Mr. William Myles, Chair

Mr. Edward R. O'Donnell, Vice Chair

Mr. Thomas J. Weidman

Mr. Kevin M. Moore

Ms. Jill R. McGrail

Ms. Mayme L. Mitchell

Ms. Marisa Spears