



Cincinnati Metropolitan Housing Authority
Reserve on South Martin
7363 Martin Street
Mt. Healthy, Ohio 45231

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, August 28, 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. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – June 26, 2018

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

1. Ms. Lisa Thomas – Human Resources Update
2. Joe Norton – MOD Update

V. PUBLIC COMMENT

- Ms. Rachel Tolliver – HCV Landlord
- Ms. Carol Brown – Riverview Resident Council President

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

1. **Resolution #5120** – Resolution Approving the Bad Debt Write-Offs for June and July 2018

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

2. **Resolution #5121** – Resolution to Approve Fiscal Year 2018 June Financial Statements

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

3. **Resolution #5122** – Resolution to Approve Section Eight Management Assessment (SEMAP) Audit Results for June 30, 2018

(Enclosure #4) (Angela Mason) (Roll Call)

4. **Resolution #5123** – Resolution to Approve Year End Settlement Statement for MOD Rehab

(Enclosure #5) (Angela Mason) (Roll Call)

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

1. **Resolution #5124** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2018-1018 – Jobs Plus Like Program Services
2. SOL 2018-5003 – Compensation Study

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

6C. Contract Renewals:

No Contract Renewals this Month

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

1. **Resolution #5133** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Johnson Controls Fire Protection LP f/k/a SimplexGrinnell, LP for Cameras, Access Control at Stanley Rowe Towers A&B for the Amount of \$473,703.97 Paid for by Capital Funds

(Enclosure #15) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #5125** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-4004; Legal Services for Construction, Real Estate and Development Activities with Ballard Spahr, LLP; Graydon Head & Ritchey LLP; Hawkins Delafield & Wood, LLP; Nixon Peabody LLP; Reno & Cavanaugh, PLLC and Saxon Gillmore & Carraway, P.A in a Not-to-Exceed Amount of \$200,000 Annually Per Firm for a Maximum 5-Year Contract Paid for by Capital Grants, Management Services Funds and/or Development Proceeds

(Enclosure #7) (Janell Duncan/Reema Ruberg) (Roll Call)

2. **Resolution #5126** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-4005; Community Development Strategies, Inc. and BTH Construction Delivery, LLC in a Not-to-Exceed Amount of \$250,000 Annually for a Maximum 5-Year Contract Paid for by Capital Grants, Management Services Funds and/or Development Proceeds

(Enclosure #8) (Janell Duncan/Reema Ruberg) (Roll Call)

3. **Resolution #5127** – **TABLED** - Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-7002; Strategic Planning Consultant with CVR Associates, Inc. for \$93,500 for a Maximum 5-Year Contract Paid for by Management Services Funds

(Enclosure #9) (Janell Duncan/Gregory Johnson) (Roll Call)

4. **Resolution #5128** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Ratify Spending for the Contract for Solicitation 2017-5504; Contract Labor Services with Volker & Associates, Inc. in the Amount of \$1,149,258.50 Total for Maximum 5-Year Contracts Paid for by Operating Funds, Administrative Fees, COCC or FSS Grant

(Enclosure #10) (Janell Duncan/Lisa Thomas/Angela Mason) (Roll Call)

5. **Resolution #5129** – Resolution Authorizing the Grant of Temporary Easement Over the Property and Property Acquisition for Roadway Improvements for Property Located at West Union Square, Cincinnati, Ohio, Hamilton County Auditor Parcel NOS. 510-0071-0564-00-5

(Enclosure #11) (Joy Gazaway) (Roll Call)

6. **Resolution #5130** – Resolution Ratifying Incorporation of Sutter View Development Corporation and Adopting the Bylaws of Sutter View Development Corporation

(Enclosure #12) (Joy Gazaway) (Roll Call)

7. **Resolution #5131** – Resolution Ratifying Incorporation of Sutter View, LLC Adopting the Operating Agreement and Declaration of Sutter View, LLC
(Enclosure #13) (Joy Gazaway) (Roll Call)

8. **Resolution #5132** – **TABLED** - Resolution Authorizing the Chief Executive Officer of The Cincinnati Metropolitan Housing Authority to Enter Into Negotiations and Execute a Purchase Agreement for the Sale of Vacant Land Formally Known As Washington Terrace to Neyer Properties for a Sum of \$550,000 where the Fair Market Value was Determined to be \$270,000
(Enclosure #14) (Joe Norton) (Roll Call)

9. **Resolution #5134** – **AMENDED** Resolution for Dissolution of AMP 211 & 212 Redevelopment Corporation and AMP 211 & 212 LLC
(Enclosure #16) (Joy Gazaway) (Roll Call)

VII. J-RAB ROSS Grant Update

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VIII. EXECUTIVE SESSION

- Personnel
- 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. Mayme L. Mitchell

Ms. Jill R. McGrail

Mr. Kevin M. Moore

Ms. Marisa Spears