



Cincinnati Metropolitan Housing Authority
Cary Crossing
1419 Compton Road
Mt. Healthy, Ohio 45231

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, September 25, 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
 - Real Estate
 9. Adjourn
-

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – June 26, 2018

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

1. Mr. Will McCabe – Warehouse Update
2. Ms. Janell Duncan – Procurement Update
3. Mr. Roy Webb – Touchstone Update

V. PUBLIC COMMENT

We have 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 #5135** – Resolution Approving the Bad Debt Write-Offs for August 2018

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

2. **Resolution #5136** – Resolution to Approve July and August 2018 Financial Statements

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

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

No Solicitations this Month

6C. Contract Renewals:

1. **Resolution #5137** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One Year Contract Extension Option for Solicitation 2014-7035 with U.S. Bank National Association to Provide Banking Services on an As-Needed Basis in an Amount Not-to-Exceed \$175,000 Per Maximum Five Year Contract Agreement from Operational funds, Administrative Fees, Management Services Funds and Capital Grant Funds

(Enclosure #4) (Janell Duncan/Angela Mason) (Roll Call)

2. **Resolution #5138** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One Year Contract Extension Option with Blau Mechanical, Inc., The Geiler Company and Triton services, Inc. for Solicitation 2016-1010; HVAC Services in a Not-to-Exceed Amount of \$500,000 Per Year from Operating Funds, Administrative Fees, Management Services Funds and Capital Funds

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

3. **Resolution #5139** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option 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 #6) (Janell Duncan/Cecil McNeary) (Roll Call)

4. **Resolution #5140** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One Year Contract Extension Option with Blau Mechanical, Inc., The Geiler Company; Roto Rooter Services Company and Triton Services, Inc. for Solicitation 2017-1108; Plumbing Maintenance services in a Not-to-Exceed Amount of \$500,000 Per Year from Operating Funds, Administrative Fees, Management Services Funds and Capital Funds

(Enclosure #7) (Janell Duncan/Cecil McNeary) (Roll Call)

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

No Construction Contracts this Month

- 6E. Adopt a Resolution – General

1. **Resolution #5141** – Resolution Authorizing the Authorizing the Incorporation of Park Eden/Evanston LLC

(Enclosure #8) (Joy Gazaway) (Roll Call)

2. **Resolution #5142** – Resolution Authorizing Adoption of CMHA’s Revised Personnel Policies

(Enclosure #9) (Lisa Thomas) (Roll Call)

3. **Resolution #5143** – 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 Sutter View Apartments as Part of the Conversion to the rental Assistance Demonstration Program (RAD)

(Enclosure #10) (Joe Norton) (Roll Call)

4. **Resolution #5144** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute an Option Agreement for the Purchase of 10024 Wayne Avenue in Woodlawn, Contingent upon Securing Funding for the Development of a New Senior Building. The Option Price will be for the Sum of \$500,000 for 8.28 Acres of Vacant Land

(Enclosure #11) (Joe Norton) (Roll Call)

5. **Resolution #5145** – 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 \$270,000 where the Fair Market Value was Determined to be \$270,000

(Enclosure #12) (Joe Norton) (Roll Call)

VII. J-RAB ROSS Grant Update

J-RAB ROSS Grant Update

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