



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 27, 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. J-RAB ROSS Grant Update
 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
 - Personnel
 9. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – October 30, 2018

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

We do not have any presentations this month

V. PUBLIC COMMENT

- Carol Brown – Riverview Resident
- Eric Payne – Former Employee

VI. J-RAB ROSS GRANT UPDATE

J-RAB ROSS Grant Update

(Enclosure #2)

VII. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

7A. Approval of the Financial Report

1. **Resolution #5156** – Resolution Approving the Bad Debt Write-Offs for October 2018

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

2. **Resolution #5170** – Resolution Approving the Fiscal Year 2019 Revised Annual Budget for the Cincinnati Metropolitan Housing Authority

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

3. **Resolution #5157** – Resolution to Approve October 2018 Financial Statements

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

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

No Solicitations this Month

7C. Contract Renewals:

1. **Resolution #5158** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option 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 #5) (Joy Gazaway/Janell Duncan) (Roll Call)

2. **Resolution #5159** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option with Berardi + Partners, Inc.; City Studios Architecture, LLC; 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 #6) (Joe Norton/Janell Duncan) (Roll Call)

3. **Resolution #5160** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option with G.J. Berding Surveying, Inc.; Glaus, Pyle, Schomer, Burns & DeHaven Inc. d/b/a GPD Group; Infrastructure & Development Engineering, Inc.; The Mannik & Smith Group, Inc.; Power Engineers, Inc.; SFA Architects, Inc.; and Value-Tech, Inc. d/b/a VT Design Solutions for Solicitation 2016-4102; General Engineering Services in a Not-to-Exceed Amount of \$200,000 Per Maximum 5-Year Contract from Capital Grant Funds

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

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

1. **Resolution #5161** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-3014 with ThyssenKrupp Elevator Americas for Elevators 1 and 2 Modernization at Evanston for the Amount of \$192,437.00 Paid for by Capital Grant Funds

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

2. **Resolution #5162** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-3017 with Johnson Controls Fire Protection LP f/k/a Simplex Grinnell, LP for Cameras, Access Control, and Intercoms at Evanston for the Amount of \$201,023.22 Paid for by Capital Grant Funds.

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

3. **Resolution #5163** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-3019 with ThyssenKrupp Elevator Americas for Elevators 1 and 2 Modernization at Park Eden for the Amount of \$474,744.00 Paid for by Capital Grant Funds.

(Enclosure #10) (Joe Norton/Janell Duncan) (Roll Call)

4. **Resolution #5164** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2018-3023 with Johnson Controls Fire Protection LP f/k/a Simplex Grinnell, LP for Cameras, Access Control, and Intercoms at Park Eden for the Amount of \$208,392.40 Paid for by Capital Grant Funds.

(Enclosure #11) (Joe Norton/Janell Duncan) (Roll Call)

7E. Adopt a Resolution – General

1. **Resolution #5142** **Tabled September 25, 2018** – Resolution Authorizing Adoption of CMHA's Revised Personnel Policies

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

2. **Resolution #5165** – **TABLED NOVEMBER 27, 2018** Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Accept City Funding and Apply for Any Additional Funding for the Rehabilitation of Park Eden and Evanston Apartments as Part of the Conversion to the Rental Assistance Demonstration Program

(Enclosure #13) (Reema Ruberg/Scott Tranter) (Roll Call)

3. **Resolution #5166** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2018-1020; Grounds Litter Control Services with Samuel Abubakr d/b/a Gardening With The Spirit in a Not-to-Exceed Amount of \$100,000 Annually for a Maximum 5-Year Contract Paid for by Operational Funds

(Enclosure #14) (Cecil McNeary/Janell Duncan) (Roll Call)

4. **Resolution #5167** – Resolution Adopting Revisions to the Procurement Policy of the Cincinnati Metropolitan Housing Authority

(Enclosure #15) (Janell Duncan) (Roll Call)

5. **Resolution #5168** – Resolution Authorizing Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-204

(Enclosure #16) (Joy Gazaway) (Roll Call)

6. **Resolution #5169** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2018-5004 for Contract Labor services with 22nd Century Technologies, Inc.; Accounting Principals, Inc. d/b/a Ajilon; CBTS Technology Solutions, LLC; Aquarius Professional Staffing, LLC; Corporate Temps, Inc.; Diverse Staffing Services, Inc.; Elegant Enterprise-Wide Solutions, Inc.; HW Temps, Inc. d/b/a HW Staffing Solutions; IBS Consulting Services, Inc. (Interactive Business Systems, Inc.); MOR Talent Solutions, LLC; Precision Staffing Services, LLC; Randstad US, LLC; TRAK Staffing Services, Inc. d/b/a TRAK Group; TechSoft Systems, Inc.; and Volker & Associates, Inc. in a Not-to-Exceed Amount of \$179,500 from Administrative Fees; \$279,601 from COCC and \$2,530,757 from Operational Funds Annually for a Maximum 5-Year Contract

(Enclosure #17) (Lisa Thomas/Janell Duncan) (Roll Call)

VIII. EXECUTIVE SESSION

- Real Estate
- 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

Ms. Mayme L. Mitchell

Ms. Jill R. McGrail

Mr. Kevin M. Moore

Ms. Marisa Spears