



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, January 29, 2019

4:45 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 Report**
 - 7. Approval of By-Laws and Board of Governance Policies**
 - 8. Discussion of Secretary Recommendations**
 - 8A. Financial Report**
 - 8B. Request Approval to Solicit Bids**
 - 8C. Resolutions – Approve Contract Renewals**
 - 8D. Resolutions - Award Construction Contracts**
 - 8E. Adopt a Resolution – General**
 - 9. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Public Hearing Meeting – December 18, 2018**
(Enclosure #1) (Roll Call)
- 2. Annual Board Meeting – December 18, 2018**
(Enclosure #2) (Roll Call)
- 3. Regular Board Meeting – December 18, 2018**
(Enclosure #3) (Roll Call)

IV. PRESENTATIONS

No presentations this month

V. PUBLIC COMMENT

No requests to speak this month

VI. J-RAB ROSS GRANT UPDATE

No Report, Government Shutdown

VII. APPROVAL OF BY-LAWS AND BOARD OF GOVERNANCE POLICIES

1. **Resolution #5187** – Resolution to Re-Approve the Current By-Laws and Current Governance Policies as Presented at December 18, 2018 Board Meeting

(Enclosure #4)

(Roll Call)

VIII. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

8A. Approval of the Financial Report

1. **Resolution #5188** – Resolution Approving the Bad Debt Write-Offs for December 2018

(Enclosure #5)

(Roll Call)

2. **Resolution #5189** – Resolution to Approve Fiscal Year 2019 November and December Financial Statements

(Enclosure #6)

(Roll Call)

8B. Request Approval to Solicit Bids for the following items:

1. **Resolution #5190** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2019-3002 – Removal of Eighty-Six (86) Millvale Units Affected by Hillside Slippage
2. SOL 2019-3003 – Repair of Existing Millvale Retaining Walls
3. SOL 2019-4001 – Financial Consultant for Analysis for Year 15 Exit from LIHTC Partnership
4. SOL 2019-4002 – Consultant for Analysis of Opportunity Zones

(Enclosure #7)

(Joe Norton/Reema Ruberg/Janell Duncan)

(Roll Call)

8C. Contract Renewals:

No Contract Renewals this month

8D. Adopt a Resolution to Award the following Construction Contracts:

1. **Resolution #5191 – PRE-RAD 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 Simplex Grinnell, LP for Security Cameras at Sutter View for the Amount of \$129,348.32 Paid for by Capital Funds**

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

8E. Adopt a Resolution – General

1. **Resolution #5192 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2018-4007 for Project Management, RAD Development and Design Management Consultants with Community Development Strategies, Inc., CSG Advisors Incorporated, CVR Associates, Incorporated, Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group, Hairgrove Consulting LLC, Joan M. Garrity, National Council for Community Development, Inc. d/b/a National Development Council, New Hope Consulting, LLC and IFH Solutions, LLC in a Not-to-Exceed Amount of \$100,000 Annually for Each for a Maximum 5-Year Contract Funded by Operational Funds, Management Services Fees Capital Grants and Development Funds**

(Enclosure #9) (Gary Boeres/Scott Tranter/Janell Duncan) (Roll Call)

2. **Resolution #5193 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2019-1001; Grounds Maintenance and General Facilities Maintenance Services with A-Z Lawn Care & Property Management, LLC, Allison Landscaping, Inc., Steven Scales d/b/a B&H Elite Complete Lawn & Garden Care, Leroy Goodwin II d/b/a Goodwin Lawn Care Services, Jolly Enterprises, Incorporated, Just Right Construction and Lawn Care Service, King's Lawncare & Snow Removal, LLC, Myers Landscaping LLC, Pro-Lawn & Landscape LLC, Spectra Scapes, Inc., TruGreen Limited Partnership d/b/a TruGreen Lawncare, Zbest Landscape and Property Maintenance LLC in a Not-to-Exceed Amount of \$500,000 Per Firm, Per Maximum 5-Year Contract Funded by Operating Funds**

(Enclosure #10) (Cecil McNeary/Janell Duncan) (Roll Call)

3. **Resolution #5194 – Resolution Authorizing Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-218**

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

4. **Resolution #5195 – 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 First Phase of Replacement Construction for Marquette Manor of a New Housing Development to be known as Stone Ridge on the former English Woods Site**

(Enclosure #12) (Gary Boeres) (Roll Call)

5. **Resolution #5196** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Funding for the Rehabilitation of Park Eden and Evanston as Part of the Conversion to the Rental Assistance Demonstration Program (RAD)

(Enclosure #13) (Gary Boeres) (Roll Call)

6. **Resolution #5197** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for FY2019 U.S. Department of Housing and Urban Development Emergency Safety and Security Grant

(Enclosure #14) (Joe Norton) (Roll Call)

7. **Resolution #5198** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Approve the Emergency Renovation Activities in Solicitation 2018-9098; Emergency Exterior & Interior Renovation Work at 1936-1946 Millvale Court (6) Units and to Pay the Invoice Amount of \$256,200.00

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

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