



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 28, 2019

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 Report
 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
 - Legal
 - Personnel
 9. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – April 30, 2019

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

No presentations this month

V. PUBLIC COMMENT

No requests to speak this month

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 #5239** – Resolution Approving the Bad Debt Write-Offs for April 2019
(Enclosure #3) (Reema Ruberg) (Roll Call)
2. **Resolution #5240** – Resolution to Approve Fiscal Year 2019 April Financial Statement for the Cincinnati Metropolitan Housing Authority
(Enclosure #4) (Reema Ruberg) (Roll Call)
3. **Resolution #5241** – Resolution Approving the Fiscal Year 2020 Annual Budget for the Cincinnati Metropolitan Housing Authority
(Enclosure #5) (Reema Ruberg) (Roll Call)

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

1. **Resolution #5242** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitation for General Goods and Services from Outside Vendors
 1. SOL 2019-3012 – Evanston: Fire Alarm Panel Replacement
(Enclosure #6) (Joe Norton/Janell Duncan) (Roll Call)

7C. Contract Renewals:

1. **Resolution #5243** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 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, Operational Funds and Management Services Funds
(Enclosure #7) (Joe Norton/Janell Duncan) (Roll Call)
2. **Resolution #5244** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 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 #8) (Lisa Thomas/Janell Duncan) (Roll Call)
3. **Resolution #5245** – Resolution Ratifying the Chief Executive Officer Signing a One-Year Contract Extension Option for Contract 2018-6001; System Software for Agency-Wide Management with Yardi Systems, Inc. in a Not-to-Exceed Amount of \$330,646.65 Paid for by Capital Funds, Administrative Fees, Operational Funds and Management Services Funds
(Enclosure #9) (Mark Pfefferman/Janell Duncan) (Roll Call)

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

No new Construction Contracts this month

7E. Adopt a Resolution – General

1. **Resolution #5246 – Resolution to Accept Amendment to Cincinnati Metropolitan Housing Authority By-Laws**

(Enclosure #10) (Joy Gazaway) (Roll Call)

2. **Resolution #5247 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2019-1009 for Vacancy Prep Unit Turnover (Make Ready) with A1 Quality Home Improvement & Roofing LLC; A.D.B. Cleaning Services LLC; All Phases Residential and Commercial Contracting, LLC; Anson Black d/b/a Beyond Cleaning and Labor Services; Chase Construction & Inspection Group, LLC; Clearview Construction LLC; CMW Property Group; Cogar Enterprise, LLC; Colossal Janitorial, LLC; D C J Janitorial LLC; Dem Moe Boys Construction LLC; Diamond Professional Contractors LLC; Emphasis Cleaning Systems, LLC; Everything Green Limited; Faith Enterprise Environmental Service, Inc.; Finesse Services, LLC; A Fist of Contractors LLC; Bruce Gray d/b/a From The Ground Up Renovations; G J T Construction Inc.; GLT Renovations LLC; Howard Edwards; Terry Jarvis d/b/a J Companies; Kendall's Janitorial Service, LLC; Lionel Jarvis d/b/a L&J Construction; Michael Keith d/b/a Mike's Painting; Nelson Interior LLC; Pell-Con Painting & Cleaning, LLC; Charles Sattiwhite d/b/a Sattiwhite Lawncare, Painting and Cleaning; The Stonestreet Group LLC; Thomas Rehabbing, LLC; Triple M Green Cleaning Services LLC; Trinity Group Unlimited, LLC; Urbanenvironmental Services LLC; Xcell Building Maintenance, LLC; and Zoom Broom Perfection Cleaning Services LLC on an As-Needed Basis Not-to-Exceed \$500,000 Per Contractor Per Maximum 3-Year Contract and Not-to-Exceed the Budgeted Amount Paid for by Operational Funds**

(Enclosure #11) (Marquita Flowers/Janell Duncan) (Roll Call)

3. **Resolution #5248 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Cincy Electrical Solutions, LLC; Seco Electric Co. Inc. and Tru Construction Services, LLC for Solicitation 2019-1010; Electrical Services in an Amount Not-to-Exceed \$100,000 Per Contractor for a Maximum 5-Year Contract Paid for by Operational Funds, Administrative Fees, Management Services and Development Funds**

(Enclosure #12) (Marquita Flowers/Janell Duncan) (Roll Call)

4. **Resolution #5249 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2019-5001 with Horan Associates, Inc. to Provide Healthcare Brokerage Services on an As-Needed Basis Not-to-Exceed \$60,000 Annually for a Maximum 5-Year Contract Paid for by Management Services**

(Enclosure #13) (Lisa Thomas/Janell Duncan) (Roll Call)

5. **Resolution #5250** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2019-7003 with Adams, Stepner, Woltermann & Dusing, P.L.L.C.; Bricker & Eckler LLP; Cors & Bassett, LLC; Dressman Benzinger Lavelle PSC; Finney Law Firm, LLC; Graydon Head & Ritchey LLP; Heis & Wenstrup Co., L.P.A.; Jackson Lewis PC; Manley Burke, A Legal Professional Association; Rendigs, Fry, Kiely & Dennis, LLP; Strauss Troy Co., LPA; Wood & Lamping, LLP to Provide General Legal Services on an As-Needed Basis Not-to-Exceed \$200,000 Per Firm Annually for a Maximum 5-Year Contract Paid for by Operational Funds, Administrative Fees, Management Services and Development Funds

(Enclosure #14) (Joy Gazaway/Janell Duncan) (Roll Call)

6. **Resolution #5251** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Co-Developer Agreement with the Affordable Housing Development Arm of Wallick Communities for the Rehabilitation of the Evanston as Part of the Conversion to the Rental Assistance Demonstration

(Enclosure #15) (Gary Boeres) (Roll Call)

7. **Resolution #5252** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit Rental Assistance Demonstration (RAD) Applications for the Projects/Units Covered in CMHA’s Portfolio Award Dated June 11, 2018

(Enclosure #16) (Scott Tranter) (Roll Call)

8. **Resolution #5253** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit Rental Assistance Demonstration (RAD) Applications for the Projects/Units Not Covered by CMHA’s Portfolio Award Dated June 11, 2018 Excluding the City West Units

(Enclosure #17) (Scott Tranter) (Roll Call)

9. **Resolution #5254** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Create and Incorporate a New Entity to be Known As Pinecrest, LLC and Pinecrest Development Corp.

(Enclosure #18) (Joy Gazaway) (Roll Call)

10. **Resolution #5255** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for Pinecrest Redevelopment and to Execute Documents for the Purposes of Applying for Financing for Redevelopment Which Includes Engaging Lenders and Tax Credit Syndicators

(Enclosure #19) (Gary Boeres) (Roll Call)

- 11. Resolution #5256 – Resolution Authorizing the Amendment of the Repayment Agreement Between the Cincinnati Metropolitan Housing Authority (“CMHA”) and Department of Housing and Urban Development (“HUD”) for the Reimbursement of Overpaid Amounts Arising from the Energy Performance Contract and Conferring the Authority Upon the Chief Executive Officer to Enter Into the Agreement**

(Enclosure #20) (Gregory Johnson/Reema Ruberg) (Roll Call)

- 12. Resolution #5257 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Public Housing Capital Fund Emergency and Non-Presidentially Declared Natural Disaster Application**

(Enclosure #21) (Joe Norton) (Roll Call)

VIII. EXECUTIVE SESSION

- Legal
- 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