



Cincinnati Metropolitan Housing Authority  
CMHA Boardroom  
1635 Western Avenue  
Cincinnati, Ohio 45214

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Wednesday, June 26, 2019**

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**6:00 P.M.**

**I. AGENDA SCHEDULE**

1. Call Meeting to Order
  2. Roll Call
  3. Approval of Minute
  4. Public Comment
  5. J-RAB Report
  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. Executive Session
    - Personnel
  8. Adjourn
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

1. Regular Board Meeting – May 28, 2019

(Enclosure #1)

(Roll Call)

**IV. PUBLIC COMMENT**

- Ms. Victoria Moyston – Evanston Resident

**V. J-RAB ROSS GRANT UPDATE**

**J- RAB ROSS Grant Update**

## VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

### 6A. Approval of the Financial Report

1. **Resolution #5259** – Resolution Approving the Bad Debt Write-Offs for May 2019

(Enclosure #2) (Reema Ruberg/Vincent Muliro) (Roll Call)

2. **Resolution #5260** – Resolution to Approve Fiscal Year 2019 May Financial Statement for the Cincinnati Metropolitan Housing Authority

(Enclosure #3) (Reema Ruberg/Vincent Muliro) (Roll Call)

3. **Resolution #5241 – TABLED MAY 28, 2019** Resolution Approving the Fiscal Year 2020 Annual Budget for the Cincinnati Metropolitan Housing Authority

(Enclosure #4) (Reema Ruberg/Vincent Muliro) (Roll Call)

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

1. **Resolution #5261** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitation for General Goods and Services from Outside Vendors

1. SOL 2019-4007 – Architectural Services for 9% LIHTC
2. SOL 2019-4009 – Design Build
3. SOL 2019-3014 – Rehabilitation of Marianna Terrace

(Enclosure #5) (Gary Boeres/Joe Norton/Janell Duncan) (Roll Call)

### 6C. Contract Renewals:

1. **Resolution #5262** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2018-4004; Legal Services for Construction, Real Estate and Development with Reno & Cavanaugh, PLLC; Saxon Gilmore & Carraway, P.A.; Ballard Spahr, LLP; Graydon Head & Ritchey LLP; Hawkins Delafield & Wood, LLP; and Nixon Peabody LLP in a Not-to-Exceed Amount of \$200,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds and Capital Funds

(Enclosure #6) (Joy Gazaway/Gary Boeres/Janell Duncan) (Roll Call)

2. **Resolution #5263** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Ratify a One Year Contract Extension Option for Contract 2018-7003; Year End and Pre-Audit Readiness Services with Rubino & Company, Chartered in a Not-to-Exceed Amount of \$40,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds

(Enclosure #7) (Vincent Muliro/Janell Duncan) (Roll Call)

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

1. **Resolution #5264** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2019-3011; Demolition of Eight (8) Buildings on Millvale Ct. for the Amount of \$278,000 paid for by Capital Funds or Emergency Capital Fund Grant

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

**6E. Adopt a Resolution – General**

1. **Resolution #5265** – Resolution Authorizing the Execution of General Depository Agreement with Fifth Third Bank

(Enclosure #9) (Vincent Muliro) (Roll Call)

2. **Resolution #5266** – Resolution Authorizing the Execution of General Depository Agreement with U.S. Bank

(Enclosure #10) (Vincent Muliro) (Roll Call)

3. **Resolution #5267** – Resolution to Accept Amendment to Cincinnati Metropolitan Housing Authority By-laws

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

4. **Resolution #5268** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contract 2019-6001 with Cincinnati Bell Telephone Company, LLC to Provide Ethernet Services on an As-Needed Basis Not-to-Exceed \$156,000 Annually for a Maximum 4-Year Contract Paid for by Management Services Funds and Operational Funds

(Enclosure #12) (Mark Pfefferman/Janell Duncan) (Roll Call)

5. **Resolution #5269** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2018-1022; Unarmed Uniformed Security Guard Services with BWH Security, LLC; Vets Securing America, Inc.; and Securitas Security Services, USA, Inc. in a Not-to-Exceed Amount of \$1,693,000 or the Amount Budgeted, Whichever is Less, for the Pool of Contractors Annually for a Maximum 5-Year Contract Paid for by Operational Funds

(Enclosure #13) (Marquita Flowers/Janell Duncan) (Roll Call)

6. **Resolution #5270** – Resolution Authorizing the Incorporation of Legal Entities to Facilitate the Rental Assistance Demonstration (RAD) Conversion/Rehabilitation of Park Eden and the Adoption of Corresponding Bylaws and Operating Agreements

(Enclosure #14) (Gary Boeres) (Roll Call)

7. **Resolution #5271** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for Park Eden Redevelopment and to Execute Documents for the Purposes of Applying for Financing for Redevelopment, which includes Engaging Lenders and Tax Credit Syndicators

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

8. **Resolution #5272** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Co-Developer Agreement with Wallick-Hendy Development Company, LLC for the Rehabilitation of Park Eden as Part of the Conversion to the Rental Assistance Demonstration (RAD)

(Enclosure #16) (Gary Boeres) (Roll Call)

9. **Resolution #5273** – Resolution Recognizing the Existence of Park Eden Evanston, LLC as an Entity Established Pursuant to Resolution No. 5141, and Now Intended to Facilitate the Rental Assistance Demonstration (RAD) Conversion of The Evanston

(Enclosure #17) (Joy Gazaway) (Roll Call)

10. **Resolution #5274** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for Marianna Terrace Redevelopment and to Execute Documents for the Purposes of Applying for Financing for Redevelopment which includes Engaging Lenders and Tax Credit Syndicators

(Enclosure #18) (Gary Boeres) (Roll Call)

11. **Resolution #5275** – Resolution to Document that the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority Has Executed Documents Needed as Guarantor of Construction Loan with Huntington National Bank for the West Union Square Development in Order to Extend Construction Loan Until conversion of Construction Loan to Permanent Loan

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

12. **Resolution #5227 – TABLED APRIL 30, 2019** Resolution Authorizing the Chief Executive Officer to Sign a One-Year Contract Extension Option for Contract 2017-1103 Maintenance Supplies with Cincinnati Color Company, Inc.; The Sherwin Williams Company; Progress Supply, Inc.; The Cincinnati Association for the Blind; Ferguson Enterprises, Inc.; Blue Rose Supply, LLC; and Winstel Controls, Inc. in a Not-to-Exceed Amount of \$350,000 Annually for the Pool of Contractors for a Maximum 5-Year Contract Paid for by Operational Funds and Management Services Funds

(Enclosure #20) (Marquita Flowers/Janell Duncan) (Roll Call)

13. **Resolution #5227B** – Resolution Ratifying Spending for the First Two Years of the Contract with the Sherwin Williams Company and Winstel Controls, Inc.

(Enclosure #21) (Marquita Flowers/Janell Duncan) (Roll Call)

14. **Resolution #5249 – TABLED MAY 28, 2019** 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 \$50,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds

(Enclosure #22) (Lisa Thomas/Janell Duncan) (Roll Call)

**VII. EXECUTIVE SESSION**

- Personnel

**VIII. 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**