



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, August 27, 2019

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. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Special Board Meeting Minutes – June 3, 2019
 - (Enclosure #1)
 - (Roll Call)
2. Special Board Meeting – June 26, 2019
 - (Enclosure #2)
 - (Roll Call)
3. Regular Board Meeting – June 26, 2019
 - (Enclosure #3)
 - (Roll Call)

IV. PUBLIC COMMENT

No requests to speak

V. J-RAB ROSS GRANT UPDATE

J- RAB ROSS Grant Update

(Enclosure #4)

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

1. **Resolution #5277** – Resolution Approving the Bad Debt Write-Offs for June and July 2019

(Enclosure #5) (Reema Ruberg/Vincent Muliro) (Roll Call)

2. **Resolution #5278** – Resolution to Approve Fiscal Year 2019 June Financial Statement for the Cincinnati Metropolitan Housing Authority

(Enclosure #6) (Reema Ruberg/Vincent Muliro) (Roll Call)

3. **Resolution #5279** – Resolution to Approve Section Eight Management Assessment Program (SEMAP) Audit Results for June 30, 2019

(Enclosure #7) (Reema Ruberg/Vincent Muliro) (Roll Call)

4. **Resolution #5280** – Resolution to Approve Year End Settlement Statement for MOD Rehab

(Enclosure #8) (Reema Ruberg/Vincent Muliro) (Roll Call)

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

1. **Resolution #5281** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. **SOL 2019-3013 – Demolition for Millvale South**
2. **SOL 2019-3016 – President: Replacement of Cooling System**
3. **SOL 2019-3017 – High Rise Façade Study**
4. **SOL 2019-3018 - Riverview: Tuck-pointing and Parapet Repair and Façade Sealing**
5. **SOL 2019-3019 - Findlater Gardens: Playground and New Basketball Court Including Equipment**
6. **SOL 2019-3020 - Horizon Hills: Cooling System Upgrades**

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

6C. Contract Renewals:

1. **Resolution #5282** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2017-3308; RAD Physical Condition Assessment (RPCA) with All Environmental, Inc. d/b/a AEI Consultants; and Clampett Industries, LLC d/b/a EMG in a Not-to-Exceed Amount of \$480,000 for Maximum 3-Year Contracts Paid for by Capital Grant Funds

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

2. **Resolution #5283** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One Year Contract Extension Option for Contract 2018-1013; Snow Removal Services with Allison Landscaping, Inc.; Leroy Goodwin II d/b/a Goodwin Lawn Care Services; Just Right Construction & Lawn Care Service and Spiridium, LLC in a Not-to-Exceed Amount of \$250,000 Annually for Maximum 5-Year Contracts Paid for by Operational Funds

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

3. **Resolution #5284** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One Year Contract Extension Option 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 Maximum 5-Year Contracts Paid for by Operational Funds, Administrative Fees and Management Services Funds

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

4. **Resolution #5285** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One Year Contract Extension Option for Contract 2018-5004; Contract Labor Services with 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 for the Pool of Contractors 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 #13) (Lisa Thomas/Janell Duncan) (Roll Call)

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

No New Construction Contracts This Month

6E. Adopt a Resolution – General

- 1. Resolution #5286 – Resolution Renewing Authorization of Chief Executive Officer to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000**
(Enclosure #14) (Joy Gazaway) (Roll Call)
- 2. Resolution #5287 – Resolution Renewing the Authority of the CMHA Chief Executive Officer to Authorize and Sign Change Orders to Contracts**
(Enclosure #15) (Joy Gazaway) (Roll Call)
- 3. Resolution #5288 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contract for Solicitation 2018-8027-3 with Thyssenkrupp Elevator Corporation for Elevator Services on an As-Needed Basis Not-to-Exceed \$250,000 Annually Paid for by Operating Funds**
(Enclosure #16) (Marquita Flowers/Janell Duncan) (Roll Call)
- 4. Resolution #5289 – Renewal of Resolution Authorizing the Adoption of CMHA Policy on Formation and Governance of CMHA Instrumentalities and Affiliates**
(Enclosure #17) (Joy Gazaway) (Roll Call)
- 5. Resolution #5290 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2016-4101-11; Task Order Number 3; Park Eden RAD Conversion Consulting Services with Oregon Group Architects, Inc. to Increase the Contracted Amount by \$74,000 to Add Additional Renovation Scope to the Construction Documents Paid for by Capital Funds**
(Enclosure #18) (Joe Norton) (Roll Call)
- 6. Resolution #5291 – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-202 (Scattered Sites)**
(Enclosure #19) (Joy Gazaway) (Roll Call)
- 7. Resolution #5292 – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-203 (Scattered Sites)**
(Enclosure #20) (Joy Gazaway) (Roll Call)
- 8. Resolution #5293 – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-204 (Scattered Sites)**
(Enclosure #21) (Joy Gazaway) (Roll Call)

9. **Resolution #5294** – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-205 (Scattered Sites)

(Enclosure #22) (Joy Gazaway) (Roll Call)

10. **Resolution #5295** – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-206 (Scattered Sites)

(Enclosure #23) (Joy Gazaway) (Roll Call)

11. **Resolution #5296** – Resolution Authorizing the Execution and Recording of Declaration of Trust (“DOT”) for Conventional Low Income Public Housing Project(s) OH 4-207 (Scattered Sites)

(Enclosure #24) (Joy Gazaway) (Roll Call)

12. **Resolution #5297** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority and Officers of Park Eden Evanston, LLC to Negotiate and Execute Loan Agreements, Contracts and Closing Documents Necessary for the Rental Assistance Demonstration (RAD) Conversion of the 100 Units at the Evanston

(Enclosure #25) (Gary Boeres) (Roll Call)

VII. 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