



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, October 29, 2019**

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**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. Adjourn**
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – October 4, 2019**

**(Enclosure #1)**

**(Roll Call)**

**IV. PRESENTATIONS**

- Ms. Stacia Buck – Economic Impact Strategic Plan**

**V. PUBLIC COMMENT**

**No Requests to Speak This Month**

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

**J- RAB ROSS Grant Update**

## **VII. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

### **7A. Approval of the Financial Report**

- 1. Resolution #5308 – Resolution Approving the Bad Debt Write-Offs for September 2019**

**(Enclosure #2) (Reema Ruberg) (Roll Call)**

- 2. Resolution #5309 – Resolution to Approve Fiscal Year 2020 September Financial Statement for the Cincinnati Metropolitan Housing Authority**

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

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

- 1. Resolution #5310 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2019-2003 – HCV Inspection Services**

**(Enclosure #4) (Alicia Morlatt/Janell Duncan) (Roll Call)**

### **7C. Contract Renewals:**

- 1. Resolution #5311 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One Year Contract Extension Option for Contract 2019-7001; Custodial Services with M.T. Franchising Incorporated d/b/a Jan-Pro of Greater Cincinnati/Dayton in a Not-to-Exceed Amount of \$120,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds**

**(Enclosure #5) (Janell Duncan) (Roll Call)**

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

- 1. Resolution #5312 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2019-3013; Millvale South Demolition of 7 Buildings on Millvale and Bowling Green for the Amount of \$280,450 Paid for by Capital Funds**

**(Enclosure #6) (Joe Norton/Janell Duncan) (Roll Call)**

### **7E. Adopt a Resolution – General**

- 1. Resolution #5313 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for 9% Low Income Housing Tax Credits (LIHTC) and Any Additional Funding Sources for the Construction of New Replacement Housing Units for Phase One of Marquette Manor in English Woods**

**(Enclosure #7) (Gary Boeres) (Roll Call)**

2. **Resolution #5315** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate a Development and Property Sale Agreement with Urban Sites Construction, LLC for the Construction of New Housing Units on E. 12<sup>th</sup> Street in the Cincinnati Neighborhood of Pendleton as Part of a 9% Low Income Housing Tax Credits (LIHTC) Application

(Enclosure #9) (Gary Boeres) (Roll Call)

3. **Resolution #5314** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for 9% Low Income Housing Tax Credits (LIHTC) and Any Additional Funding Sources for the Construction of New Housing Units on E. 12<sup>th</sup> Street in the Cincinnati Neighborhood of Pendleton

(Enclosure #8) (Gary Boeres) (Roll Call)

4. **Resolution #5316** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate a Development Agreement with Model Construction, LLC for Housing Units on Race and McMicken Streets in the Cincinnati Neighborhood of Over-the-Rhine as Part of the Cincinnati Metropolitan Housing Authority Transformation Plan

(Enclosure #10) (Gary Boeres) (Roll Call)

5. **Resolution #5317** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2019-1014; HVAC Services with Air Flow Mechanical Services, Inc., A1 Quality Home Improvement & Roofing, LLC, Blau Mechanical, Inc., The Geiler Company and Triton Services, Inc. in Not-to-Exceed Amounts of \$500,000 Annually Per Firm for Maximum 5-Year Contracts Paid for by Operating Funds

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

6. **Resolution #5318** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2019-1015; Plumbing Maintenance Services with The Geiler Company, Blau Mechanical, Inc., Triton Services, Inc., Queen City Mechanicals, Inc., Wize & Associates, Inc., Roto-Rooter Services Company and David K. Smith d/b/a Smith Mechanical, Plumbing/HyDronics in Not-to-Exceed Amounts of \$500,000 Annually Per Firm for Maximum 5-Year Contracts Paid for by Operating Funds

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

7. **Resolution #5319** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Ratify Spending and Authorize a Change Order for the Contract for Solicitation 2019-8003; HCV Inspection Services with Safebuilt Ohio, LLC in an Amount Not-to-Exceed \$20,000 Paid for by Administrative Fees

(Enclosure #13) (Alicia Morlatt/Janell Duncan) (Roll Call)

## 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. Teri Spears**

**Ms. Jill R. McGrail**

**Mr. Kevin M. Moore**