



**Cincinnati Metropolitan Housing Authority  
Webcam and Teleconferencing  
Cincinnati, Ohio 45214**

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Tuesday, April 28, 2020**

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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. Emergency COVID-19 Board Meeting – March 20, 2020**  
**(Enclosure #1) (Roll Call)**
- 2. Annual Plan Hearing Meeting – March 31, 2020**  
**(Enclosure #2) (Roll Call)**
- 3. Regular Board Meeting – March 31, 2020**  
**(Enclosure #3) (Roll Call)**

**IV. PRESENTATIONS**

**We do not have any presentations this month**

**V. PUBLIC COMMENT**

**We do not have any 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 #5387** – Resolution Approving the Bad Debt Write-Offs for March 2020

(Enclosure #4) (Reema Ruberg) (Roll Call)

2. **Resolution #5388** – Resolution to Approve Fiscal Year 2020 March Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #5) (Reema Ruberg) (Roll Call)

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

1. **Resolution #5389** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2020-3006 – President Façade Repair (Pre-RAD)
2. SOL 2020-1006 – Fire Safety Plan and Monitoring
3. SOL 2020-1007 – Preventative Maintenance Plan Review and Update

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

**7C. Contract Renewals:**

1. **Resolution #5390** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2018-3009-01 Public Housing Conversion Consultant with 2RW Consultants, Inc.; CSG Advisors Incorporated; CVR Associates, Inc.; Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group; Hawkins, Delafield & Wood LLC; and Recap Advisors in Not-to-Exceed Amounts of \$200,000 Annually for Maximum 5-Year Contracts Paid for by Management Services Funds and Capital Grant Funds

(Enclosure #7) (Joe Norton/Gary Boeres/Janell Duncan) (Roll Call)

2. **Resolution #5391** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign 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 #8) (Vincent Muliro/Janell Duncan) (Roll Call)

3. **Resolution #5392** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2019-7003 for General Legal Services 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.; Manley Burke, A Legal Professional Association; Rendigs, Fry, Kiely & Dennis, LLP; Strauss Troy Co., LPA; Wood & Lamping, On An As-Needed Basis Not-to-Exceed \$200,000 Per Firm Annually for a Maximum 5-Year Contract and Not-to-Exceed the Budgeted Amount Paid for by Operational Funds, Administrative Fees, Management Services and Development Funds

(Enclosure #9) (Joy Gazaway/Janell Duncan) (Roll Call)

4. **Resolution #5393** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2019-1010 for Electrical Services with Cincy Electrical Solutions, LLC; Seco Electric Co., Inc.; and Tru Construction Services, LLC, On An As-Needed Basis Not-to-Exceed \$100,000 Per Contractor Annually for a Maximum 5-Year Contract and Not-to-Exceed the Budgeted Amount Paid for by Operational Funds, Administrative Fees, Management Services and Development Funds

(Enclosure #10) (Marquita Flowers/Janell Duncan) (Roll Call)

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

1. **Resolution #5394** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2020-3003; Marquette Manor Façade Repair for the Amount of \$118,770 Paid for by Capital Funds or Emergency Capital Fund Grant

(Enclosure #11) (Joe Norton/Janell Duncan) (Roll Call)

**7E. Adopt a Resolution – General**

1. **Resolution #5395** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2020-1002; Work Order Services with Elyse T. Cogar d/b/a Cogar Enterprises, LLC; The Stonestreet Group, LLC; GLT Renovations LLC; A1 Quality Home Improvement & Roofing LLC; Crossty Renovation Services LLC; Thomas Rehabbing, LLC; Ultimate Professionals LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Triton Services, Inc.; Chase Construction & Development Group LLC; A Fist of Contractors LLC; Finesse Services, LLC; Diamond Professional Contractors LLC; Colossal Janitorial, LLC; Just Right Construction & Lawn Care Service; Gwendolyn Hunter d/b/a KG Construction LLC; Seco Electric Co. Inc.; Howard Edwards Contractors, LLC; Dominion Real Estate Consulting; Priority Services of Ohio LLC; J.T.L. Electric, Inc.; T&R Cleaning Technicians, LLC and Tru Construction Services, LLC in No-to-Exceed Amounts of \$300,000 Annually Per Contractor for Maximum 5-Year Contracts Paid for by Operating Funds

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

2. **Resolution #5396** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Take Such Actions Necessary or Convenient to: (1) Facilitate the Redevelopment of Pinecrest; and (2) Provide Development Financing to Pinecrest RAD, LLC for the Project

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

3. **Resolution #5397** – Resolution Adopting the 2021-2024 Strategic Plan of the Cincinnati Metropolitan Housing Authority

(Enclosure #14) (Gregory Johnson) (Roll Call)

4. **Resolution #5398** – Resolution Conferring Authority to the Chief Executive Officer to Negotiate and Execute a Memorandum of Understanding with Exclusive Services for the Provision of COVID-19 Testing

(Enclosure #15) (Joy Gazaway) (Roll Call)

5. **Resolution #5399** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Extend the Stay-at-Home Orders and Work from Home Policies

(Enclosure #16) (Gregory Johnson) (Roll Call)

## VIII. ADJOURN

## **Cincinnati Metropolitan Housing Authority**

### **Board of Commissioners**

**Mr. William Myles, Chair**

**Ms. Mayme L. Mitchell, Vice Chair**

**Mr. Thomas J. Weidman**

**Ms. Teri Spears**

**Mr. Reginald J. Harris**

**Ms. Jill R. McGrail**

**Mr. Kevin M. Moore**

