



Cincinnati Metropolitan Housing Authority
Webcam and Teleconferencing
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, May 26, 2020

10:00 A.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. Special Board Meeting – April 9, 2020**

(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – April 28, 2020**

(Enclosure #2) (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 #5400 – Resolution Approving the Bad Debt Write-Off for April 2020**

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

- 2. Resolution #5401 – Resolution to Approve Fiscal Year 2020 April Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #5402 – Resolution Approving the Fiscal Year 2021 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 #5403 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2020-3007 – San Marco Door & Window Replacement (Pre-RAD)**
- 2. SOL 2020-3008 – Marianna Terrace RAD Conversion Renovation**
- 3. SOL 2020-1004 – Janitorial Services (Asset Management)**

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

7C. Contract Renewals:

- 1. Resolution #5404 – 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 #5405 – 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)

3. **Resolution #5406** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2019-5001; Healthcare Brokerage Services with Horan Associates, Inc. in a Not-to-Exceed Amount of \$50,000 Annually for a Maximum 5-Year Contract Paid for by Management Services Funds

(Enclosure #9) (Lisa Thomas/Janell Duncan) (Roll Call)

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

There are no New Construction Contracts this month over \$100,000

- 7E. Adopt a Resolution – General

1. **Resolution #5407** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into an Agreement for the Transfer of Off Site West End Properties to The Port of Cincinnati, Inc. and Authorize the Reimbursement of Title Work for City West Lots

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

2. **Resolution #5408** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2020-1003; Vacancy Prep Unit Turnover (Make Ready) with A1 Quality Home Improvement & Roofing LLC; Absolute Magic Remodeling, LLC; All Phases Residential and Commercial Contracting, LLC; Brundage Services LLC; Chase Construction & Inspection Group, LLC; Cogar Enterprise, LLC; Colossal Janitorial, LLC; Cravens & Associates LLC; Crossty Renovation Services LLC; Crow Contracting Homes and More LLC; DCJ Janitorial LLC; Diamond Professional Contractors LLC; Tiffany R. Davis d/b/a Dominion Real Estate Consulting; Finesse Services, LLC; A FIST of Contractors LLC; Bruce Gray d/b/a From the Ground Up Renovations; GB's Property Maintenance and Rehabilitation LLC; GJT Construction Inc.; Henderson & Sons' Construction LLC; Heroes R Forever Developments LLC; Howard Edwards Contractors LLC; Terry Jarvis d/b/a J Companies; Just Right Construction & Lawn Care Service; KSDS Cleaning LLC; Lionel Jarvis d/b/a L&J Construction; Mike Keith d/b/a Mike's Painting; NCN Property Maintenance LLC; No Excuses Cleaning and Building Services L.L.C.; Omega Construction and Property, LLC; Pell-Con Painting & Cleaning, LLC; Pleasant Contracting Services, LLC; Priority Services of Ohio LLC; Charles Sattiewhite d/b/a Sattiewhite Painting and Cleaning; The Stonestreet Group LLC; Herman Carter d/b/a Tex Make Ready Services; Thomas Rehabbing, LLC; Demetrius Andrews d/b/a Trustus Maintenance & Janitorial; Urbanenvironmental Services LLC; Xcell Building Maintenance, LLC and Zola Inc. d/b/a Zotech LLC in Not-to-Exceed Amounts of \$350,000 Annually Per Contractor for Maximum 5-Year Contracts Paid for by Operating Funds, Not to Exceed the Board Approved Budget

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

3. **Resolution #5409** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Contracts for Solicitation 2020-1005; Maintenance, Repair & Operating Supplies with Winstel Controls, Inc.; Cincinnati Color Company, Incorporated; The Sherwin Williams Company; Best Plumbing Specialties, Inc.; Ferguson Enterprises, LLC and Progress Supply, Inc. in Not-to-Exceed Amounts of \$150,000 Annually Per Contractor or the Board Approved Budget for Maximum 5-Year Contracts Paid for by Operating Funds

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

4. **Resolution #5410** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Take Such Actions Necessary or Convenient to: (1) Facilitate the Redevelopment of Park Eden; and (2) Provide Development Financing to Park Eden Apartments, LLC for the Project

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

5. **Resolution #5411** – Resolution to Adopt Changes to the Fiscal Year 2019 – 2020 Housing Choice Voucher Administrative Plan Effective July 1, 2019 to June 30, 2020

(Enclosure #14) (Lisa Isham) (Roll Call)

6. **Resolution #5412** – Resolution Approving Revision to the Record Retention Policy for the Cincinnati Metropolitan Housing Authority

(Enclosure #15) (Joy Gazaway) (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