



Cincinnati Metropolitan Housing Authority
Webcam and Teleconferencing
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, August 25, 2020

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 – June 30, 2020

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

- CMHA Pandemic Work Responsibility Update

(Presented by CMHA Leadership Team)

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 #5429** – Resolution Approving the Bad Debt Write-Off for June and July 2020

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

2. **Resolution #5430** – Resolution Approving the Fiscal Year 2020 June Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority

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

3. **Resolution #5431** – Resolution Approving the Fiscal Year 2020 HUD Forms 52681 (Year End Settlement Statements for MOD Rehab)

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

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

1. **Resolution #5432** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2020-1012 – Internet Infrastructure for Specific Sites
2. SOL 2020-1015 – Roofing Maintenance and Repair Services
3. SOL 2020-3010 – 417 Catherine Street – Retaining Wall Replacement
4. SOL 2020-3011 – Energy Accreditation Services
5. SOL 2020-3012 – Millvale – Hillside Stabilization below Westwood Northern Boulevard
6. SOL 2020-4006 – Choice Neighborhoods Planning Coordinator
7. SOL 2020-5002 – Fee Accountant Services

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

7C. Contract Renewals:

1. **Resolution #5433** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second 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 & Richey 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 and Capital Funds

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

2. **Resolution #5434** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2019-4007; Architectural Services for 9% LIHTC with Berardi + Partners, Inc. Paid for LIHTC and Other Development Funds, Loans and/or Grants

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

3. **Resolution #5435** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option to Negotiate a Developers Agreement for Contract 2019-4010; Development Partner for English Woods with The Michaels Development Company, I, L.P.

(Enclosure #8) (Gary Boeres/Janell Duncan) (Roll Call)

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

1. **Resolution #5436** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2020-3009; Façade Repair at The President for the Amount of \$284,400 Funded Through Capital Funds

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

2. **Resolution #5437** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2020-3007; San Marco Door & Window Replacement for the Amount of \$103,840 Paid for by Capital Funds

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

7E. Adopt a Resolution – General

1. **Resolution #5438**– Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute All Documents Necessary and Submit a Choice Neighborhoods Implementation Grant Application and to Authorize the Board of Commissioners Chairperson to Sign the Associated Application Certifications for the Implementation Grant

(Enclosure #11) (Gary Boeres) (Roll Call)

2. **Resolution #5439** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for the Disposition of 18 Marianna Terrace Apartments as Part of the Conversion to the Rental Assistance Demonstration Program (RAD) and Project-Based Vouchers

(Enclosure #12) (Gary Boeres) (Roll Call)

3. **Resolution #5440** – Resolution Adopting the Significant Amendment to the Cincinnati Metropolitan Housing Authority’s FY2020 Annual Plan to Incorporate Changes Required for the Rental Assistance Demonstration Conversion of Marianna Terrace

(Enclosure #13) (Joe Norton) (Roll Call)

4. **Resolution #5441** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2020-1008; Community Partnership Project – Policing with the Urban League of Greater Cincinnati, Incorporated in a Not-to-Exceed Amount of \$240,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract Paid for by Operating Funds

(Enclosure #14) (Joy Gazaway/Marquita Flowers/Janell Duncan) (Roll Call)

5. **Resolution #5442** – Resolution Renewing Authorization of the Chief Executive Officer to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000

(Enclosure #15) (Janell Duncan) (Roll Call)

6. **Resolution #5443** – Resolution Renewing the Authority of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Authorize and Sign Time Extensions and Change Orders to Contracts Not-to-Exceed 20% of the Initial Contract Price

(Enclosure #16) (Janell Duncan) (Roll Call)

7. **Resolution #5444** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Cooperative Purchasing Agreements with Vendors and Contractors in Compliance with 2CFR 200.318(e) as a Means to Implement Bulk Purchasing and to Provide Efficiencies and Cost Savings to the Authority

(Enclosure #17) (Janell Duncan) (Roll Call)

8. **Resolution #5445** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract 2020-1016 for Off-Duty Police Services with the City of Cincinnati Police Department in a Not-to-Exceed Amount of \$350,000 Annually for a 5-Year Contract Paid for by Operational Funds, Administrative Fees and Management Services Funds

(Enclosure #18) (Marquita Flowers/Janell Duncan) (Roll Call)

9. **Resolution #5446** – Resolution Authorizing Adoption of CMHA’s Personnel Policies

(Enclosure #19) (Lisa Thomas) (Roll Call)

10. **Resolution #5447** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Extend the Agency’s Work Responsibility Process in Response to the COVID-19 Pandemic and as an Ongoing Future Development of a Mobile Workforce

(Enclosure #20) (Lisa Thomas) (Roll Call)

11. **Resolution #5448** – Resolution Authorizing Award of Project Based Vouchers (PBVs) to Wallick Communities for the Glen Meadows Development

(Enclosure #21) (Lisa Isham) (Roll Call)

- 12. Resolution #5449 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2020-1012; Internet Infrastructure for Horizon Hills, Beacon Glen, Setty Kuhn and Marianna Terrace for a Maximum 5-Year Contract Paid for by the CARES Act**

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

- 13. Resolution #5450 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Extend the Moratorium on Public Housing Evictions through October 31, 2020**

(Enclosure #23) (Gregory Johnson) (Roll Call)

- 14. Resolution #5451 – Resolution Accepting the Fact-finding Recommendation Regarding the Negotiations Between Cincinnati Metropolitan Housing Authority and International Union of Operating Engineers, Local 20 (IUOE) and Approving the Collective Bargaining Agreement Effective through December 31, 2022**

(Enclosure #24) (Lisa Thomas) (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