



Cincinnati Metropolitan Housing Authority  
Webcam and Teleconferencing  
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, April 27, 2021

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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. 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. Annual Plan Hearing Meeting – March 30, 2021
  - (Enclosure #1)
  - (Roll Call)
2. Regular Board Meeting – March 30, 2021
  - (Enclosure #2)
  - (Roll Call)

**IV. PRESENTATIONS**

- Ms. Lisa Isham – Housing Choice Voucher Program Update
- Mr. Mark Pfefferman – Information Technology Department Update

**V. PUBLIC COMMENT**

- Ms. Honor Wiley – Resident at Stanley Rowe (**withdrew request to speak**)
- Ms. Marsha Reese – Resident at Liberty Street Apartments (**withdrew request to speak**)

## **VI. DISCUSSION OF SECRETARY RECOMMENDATIONS**

**The Following Recommendations Are Offered for The Board of Commissioners Approval:**

### **6A. Approval of the Financial Report**

- 1. Resolution #5523 – Resolution Approving the Bad Debt Write-Offs for March 2021**

**(Enclosure #3) (Reema Ruberg/Marquita Flowers) (Roll Call)**

- 2. Resolution #5524 – Resolution to Approve Fiscal Year 2021 March Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #5525 – Resolution Approving the Fiscal Year 2022 Budget for the Cincinnati Metropolitan Housing Authority**

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

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

**We have no Requests to Solicit Bids this month**

### **6C. Contract Renewals:**

- 1. Resolution #5526 – 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 Budgeted Amount, Paid for by Operational Funds, Administrative Fees, Management Services Funds and Development Funds**

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

- 2. Resolution #5527 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2020-1003 for Vacancy Prep Unit Turnover (Make Ready) with A1 Quality Home Improvement & Roofing LLC; Absolute Magic Remodeling, LLC; Brundage Services LLC; Chase Construction & Inspection Group, LLC; Cogar Enterprise, LLC; Colossal Janitorial, 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; GJT Construction Inc.; Heroes R Forever Developments LLC; Howard Edwards Contractors LLC; Terry Jarvis d/b/a J Companies; Just Right Construction & Lawn Care Service; Mike Keith d/b/a Mike's Painting; Pell-Con Painting & Cleaning, LLC; Pleazant Contracting Services, LLC; Priority Services of Ohio LLC; Charles Sattiewhite d/b/a Sattiewhite Painting and Cleaning; The Stonestreet Group LLC; Thomas Rehabbing, LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Urbanvironmental Services LLC; and Xcell Building Maintenance, LLC on an As-Needed Basis Not-to-Exceed \$350,000 Annually Per Contractor for Maximum 3-Year Contracts and Not-to-Exceed the Budgeted Amount, Paid for by Operational Funds**

**(Enclosure #7) (Marquita Flowers/Janell Duncan) (Roll Call)**

3. **Resolution #5528** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a One-Year Contract Extension Option for Contract 2020-1005 for Maintenance, Repair and Operating Supplies with Winstel Controls, Inc.; Cincinnati Color Company, Incorporated; The Sherwin-Williams Company; Ferguson Enterprises, LLC and Progress Supply, Inc. on an As-Needed Basis Not-to-Exceed \$150,000 Per Contractor Annually for a Maximum 5-Year Contract and Not-to-Exceed the Budgeted Amount, Paid for by Operational Funds

(Enclosure #8) (Marquita Flowers/Janell Duncan) (Roll Call)

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

We do not have any new Construction Contracts this Month over \$100,000 (Per resolution #5442 approved 08.25.2020, the CEO has Authorization to Sign Contracts in an Amount Not-to-Exceed \$100,000. In March there were 11 contracts at \$100,000 or below with total expense of \$197k)

6E. Adopt a Resolution – General

1. **Resolution #5529** – Resolution Authorizing the Incorporation of both Riverview San Marco, LLC and Riverview San Marco Development Corp. and Associated Employer Identification Numbers to Facilitate the Combined Rental Assistance Demonstration (RAD) Conversions/Rehabilitations of Riverview and San Marco

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

2. **Resolution #5530** – Resolution Authorizing the Incorporation of Horizon Hills, LLC; Associated Employer Identification Number to Facilitate the Rental Assistance Demonstration (RAD) Conversions/Rehabilitations of Horizon Hills

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

3. **Resolution #5531** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2021-1002; Work Order Services with Chase Construction & Development Group LLC; Colossal Janitorial, LLC; Ultimate Professionals LLC; Crossty Renovation Services LLC; Bruce Gray d/b/a From the Group Up Renovations; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Thomas Rehabbing, LLC; The Stonestreet Group LLC; A1 Quality Home Improvement & Roofing LLC; GLT Renovations, LLC; Howard Edwards Contractors LLC; Diamond Professional Contractors LLC; August Cleaning Services LLC; Thompson Renovations & Janitorial LLC; Somebody Gotta Do It LLC; Fanci Structure Construction LLC; GB's Property Maintenance & Rehabilitation LLC; Touch of Perfection Painting LLC; Finesse Services, LLC; and DCJ Janitorial LLC in a Not-to-Exceed Amount of \$200,000 Annually Per Contractor for a Maximum 3-Year Contract or the Board Approved Budget, Funded by Operational Funds

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

4. **Resolution #5532** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2021-1004; Junk Removal Services with A FIST of Contractors, LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Swept Away Property Clean Outs, LLC; Fanci Structure Construction, LLC; The Stonestreet Group, LLC; Somebody Gotta Do It, LLC; Thomas Rehabbing, LLC; Rumpke of Ohio, Inc.; Diamond Professional Contractors, LLC; DCJ Janitorial, LLC; and Arell Lindsay d/b/a Kingdom Contracting Services in a Not-to-Exceed Amount of \$200,000 Annually Per Contractor for a Maximum 5-Year Contract or the Board Approved Budget, Funded by Operational Funds

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

5. **Resolution #5533** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2021-4003; Choice Neighborhoods Master Planner with Lord Aeck Sargent, a Katerra Company PLLC in a Not-to-Exceed Amount of \$130,000 for a Maximum 3-Year Contract or the Board Approved Budget, Funded by Choice Neighborhoods Planning Grant Funds

(Enclosure #13) (Gary Boeres/Janell Duncan) (Roll Call)

6. **Resolution #5534** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2021-6003; Storage Area Network with SHI International Corp. in a Not-to-Exceed Amount of \$380,000 for a Maximum 5-Year Contract or the Board Approved Budget, Funded by Management Services Funds

(Enclosure #14) (Mark Pfefferman/Janell Duncan) (Roll Call)

7. **Resolution #5535** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2021-7003; Kiosks with DynaTouch Corporation in a Not-to-Exceed Amount of \$290,000 for a Maximum 5-Year Contract or the Board Approved Budget, Funded by CARES ACT Funds (\$145,000 by CARES ACT Funds for Asset Management and \$145,000 by CARES ACT Funds for Housing Choice Vouchers)

(Enclosure #15) (Marquita Flowers/Lisa Isham/Mark Pfefferman) (Roll Call)

8. **Resolution #5536** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Documents to Secure a Grant in the Amount of \$300,000 from the Greater Cincinnati Foundation for the Construction of Bennett Point in the City of Cincinnati, Hamilton County, Ohio

(Enclosure #16) (Gary Boeres) (Roll Call)

## VII. 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**

**Mr. Edward R. O'Donnell**

**Mr. Kevin M. Moore**