



Cincinnati Metropolitan Housing Authority
Webcam and Teleconferencing
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, May 25, 2021

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 Approval Meeting – April 8, 2021
(Enclosure #1) (Roll Call)
2. Regular Board Meeting – April 27, 2021
(Enclosure #2) (Roll Call)

IV. PRESENTATIONS

- Ms. Janell Duncan – Procurement Department Update
- Ms. Marquita Flowers – Property Management Services Update
- Mr. Joe Norton – Real Estate and Construction Update

V. PUBLIC COMMENT

- We have no requests to speak this month

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

- 1. Resolution #5537 – Resolution Approving the Bad Debt Write-Offs for April 2021**

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

- 2. Resolution #5538 – Resolution to Approve Fiscal Year 2021 April 2021 Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

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

- 1. Resolution #5539 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2021-2002 – Housing Choice Voucher Project-Based Assistance for Existing, Rehabilitated or Newly Constructed Housing Units**

(Enclosure #5) (Lisa Isham/Janell Duncan)

- 2. SOL 2021-3002 – Modular Office Design Build at Sutter View**
- 3. SOL 2021-3003 – Construction Cost Estimating**
- 4. SOL 2021-3004 – Structural Tests and Special Inspections**
- 5. SOL 2021-3005 – Horizon Hills – HVAC Replacement and Alterations**

(Enclosure #5) (Joe Norton/Janell Duncan)

- 6. SOL 2021-4006 – Consultants to Assist with New Development and Preservation (RAD)**

(Enclosure #5) (Gary Boeres/Janell Duncan) (Roll Call)

6C. Contract Renewals:

- 1. Resolution #5540 – 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 #6) (Lisa Thomas/Janell Duncan) (Roll Call)

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

1. **Resolution #5541 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2020-3008; RAD Conversion Renovation at Marianna Terrace Apartments for the Amount of \$5,164,355.00 Funded Through Low Income Housing Tax Credits, FHA 221(d)(4) Insured Loan, HUD RHF (Replacement Housing Factor) Funds Grant, Developer Fee Capital Contribution, Deferred Developer Fees and County HOME Loans**

(Enclosure #7) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #5542 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2021-7004; Printing and Mailing Services with Jos. Berning Printing Co.; Karnak Enterprises LLC and Specialty Lithographing Company in a Not-to-Exceed Amount of \$400,000 Annually Per Contractor for a Maximum 5-Year Contract, or the Board Approved Budget, Funded by Operational Funds, Administrative Fees, Management Services Funds and Development Funds**

(Enclosure #8) (Mark Pfefferman/Janell Duncan) (Roll Call)

2. **Resolution #5543 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit an Application for up to \$2 Million in Bond Gap Financing to the Ohio Housing Finance Agency for Riverview and San Marco**

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

3. **Resolution #5544 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Public Housing Capital Fund Emergency Safety and Security Grant with the U.S. Department of Housing and Urban Development (HUD)**

(Enclosure #10) (Joe Norton) (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

