



Cincinnati Metropolitan Housing Authority
CMHA Boardroom
1635 Western Avenue
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, August 31, 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. Executive Session
 - Real Estate
 - Personnel
 8. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – June 29, 2021

(Enclosure #1)

(Roll Call)

IV. PRESENTATIONS

- We do not have any presentations this month

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 #5566 – Resolution Approving the Bad Debt Write-Offs for June 2021**
(Enclosure #2) (Reema Ruberg/Marquita Flowers) (Roll Call)
- 2. Resolution #5567 – Resolution to Approve Fiscal Year 2021 June 2021 Financial Statements for the Cincinnati Metropolitan Housing Authority**
(Enclosure #3) (Reema Ruberg) (Roll Call)
- 3. Resolution #5568 – Resolution Ratifying the Chief Executive Officer Signing the Fiscal Year End 2021 HUD Forms 52681 (Year End Settlement Statements for MOD Rehab)**
(Enclosure #4) (Reema Ruberg) (Roll Call)
- 4. Resolution #5569 – Resolution to Authorize the Execution of Depository Agreement Between Cincinnati Metropolitan Housing Authority and The Fifth Third Bank**
(Enclosure #5) (Reema Ruberg) (Roll Call)
- 5. Resolution #5570 – Resolution to Authorize the Execution of Depository Agreement Between Cincinnati Metropolitan Housing Authority and US Bank**
(Enclosure #6) (Reema Ruberg) (Roll Call)

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

- 1. Resolution #5571 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**
 - 1. SOL 2021-1012 – Snow Removal Services**
 - 2. SOL 2021-1013 – Inspection Services for Public Housing Portfolio**
(Enclosure #7) (Marquita Flowers/Janell Duncan)
 - 3. SOL 2021-3009 – Beechwood – Exterior Sealing**
 - 4. SOL 2021-3010 – Beechwood – Window AC Replacement**
(Enclosure #7) (Joe Norton/Janell Duncan)
 - 5. SOL 2021-5004 – Contract Labor Services**
(Enclosure #7) (Lisa Thomas/Janell Duncan)
 - 6. SOL 2021-7006 – Strategic Planning Consultant**
(Enclosure #7) (Gregory Johnson/Janell Duncan) (Roll Call)

6C. Contract Renewals:

1. **Resolution #5572** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2019-4007; Architectural Services for 9% LIHTC with Berardi + Partners, Inc. in a Not-to-Exceed Amount of \$500,000 Annually for a Maximum 5-Year Contract, Paid for by LIHTC and Other Development Funds, Loans and/or Grants

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

2. **Resolution #5573** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2020-7004; Janitorial Services for Campus with Kare ‘N’ Cleaning Services LLC and Primo Services LLC in a Not-to-Exceed Amount of \$125,000 Annually for the Pool of Contractors for a Maximum 5-Year Contract, Paid for by Management Services Funds

(Enclosure #9) (Janell Duncan) (Roll Call)

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

1. **Resolution #5574** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2021-3006; RAD Conversion Renovation at Marianna Terrace Apartments for the Amount of \$6,572,000 with Graybach LLC, Funded through Low Income Housing Tax Credits, FHA 221(d)(4) Insured Loan, HUD RHF, Developer Fee Capital Contribution, Deferred Developer Fees and County HOME Loans

(Enclosure #10) (Joe Norton) (Roll Call)

2. **Resolution #5575** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2021-3008; RAD Conversion HVAC Replacement and Alterations at Horizon Hills for the Amount of \$2,340,000 with Triton Services, Paid for by Capital Funds

(Enclosure #11) (Joe Norton) (Roll Call)

3. **Resolution #5576** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Retroactively Approve the Construction Contract for “Emergency” Fire Pump Replacement at Marquette Manor for the Amount of \$127,691, Funded by Capital Funds

(Enclosure #12) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #5577 – Resolution to Update Cincinnati Metropolitan Housing Authority By-Laws**

(Enclosure #13) (Geri Hernandez) (Roll Call)

2. **Resolution #5578 – Resolution Ratifying the Chief Executive Officer the Authority to Sign the RAD Financing Plan Commitment Letter and the Future Authority to Sign Agreements, Contracts and Other Documents Necessary to Close the Horizon Hills RAD Transaction**

(Enclosure #14) (Gary Boeres) (Roll Call)

3. **Resolution #5579 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Master Development Agreement with the Michaels Company for Millvale (North/South)**

(Enclosure #15) (Gary Boeres) (Roll Call)

4. **Resolution #5580 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2021-1005; Plumbing Maintenance and Repair Services with Blau Mechanical, Inc.; The Geiler Company; Triton Services, Inc.; Queen City Mechanicals, Inc.; Roto-Rooter Services Company; and Wise & Associates, Inc. d/b/a Wise Plumbing in a Not-to-Exceed Amount of \$500,000 Annually Per Contractor for a Maximum 5-Year Contract, Funded by Operational Funds, Not to Exceed the Board Approved Budget**

(Enclosure #16) (Marquita Flowers/Janell Duncan) (Roll Call)

5. **Resolution #5581 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2021-1010; Security Guard Services with BWH Security, LLC; Metro Security and Detective Agency, LLC; and Vets Securing America for a Maximum 5-Year Contract Not to Exceed the Board Approved Budget and in a Not-to-Exceed Amount of \$2,400,000 from Operational Funds and \$82,000 from Administrative Fees and CARES Act Funds Annually for the Pool of Contractors**

(Enclosure #17) (Marquita Flowers/Janell Duncan) (Roll Call)

6. **Resolution #5582 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2021-1011; Preventative Maintenance Plan with Triton Services, Inc.; A F.I.S.T. of Contractors, LLC; and William M. Kramer d/b/a Kramer And Associates Group in a Not-to-Exceed Amount of \$90,000 Annually Per Contractor for a Maximum 3-Year Contract, Funded by Operational Funds, Not to Exceed the Board Approved Budget**

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

7. **Resolution #5583 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Award of Up to 56 Vouchers to Bennett Point, LLC for Solicitation 2021-2002 for the Housing Choice Voucher Program (HCV) Project-Based Vouchers (PBV)**

(Enclosure #19) (Lisa Isham/Reema Ruberg) (Roll Call)

8. **Resolution #5584** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Award of Up to 42 Vouchers to Logan Commons, LLC for Solicitation 2021-2002 for the Housing Choice Voucher Program (HCV) Project-Based Vouchers (PBV)

(Enclosure #20) (Lisa Isham/Reema Ruberg) (Roll Call)

9. **Resolution #5585** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Award of Up to 58 Vouchers to Talbert House for Summit Apartments for Solicitation 2021-2002 for the Housing Choice Voucher Program (HCV) Project-Based Vouchers (PBV)

(Enclosure #21) (Lisa Isham/Reema Ruberg) (Roll Call)

10. **Resolution #5586** – 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 Amount

(Enclosure #22) (Janell Duncan) (Roll Call)

11. **Resolution #5587** – Resolution Renewing Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000

(Enclosure #23) (Janell Duncan) (Roll Call)

12. **Resolution #5588** – Resolution Renewing Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Cooperative Purchasing Agreements with Vendors and Contractors in Compliance with 2 CFR 200.318(e) as a Means to Implement Bulk Purchasing and to Provide Efficiencies and Cost Savings to the Authority

(Enclosure #24) (Janell Duncan) (Roll Call)

13. **Resolution #5589** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2021-2003; HCV Housing Search Assistance Plan with Talbert House in a Not-to-Exceed Amount of \$400,000 Annually for a Maximum 3-Year Contract, Funded by Administrative Fees, Not to Exceed the Board Approved Budget

(Enclosure #25) (Lisa Isham/Janell Duncan) (Roll Call)

VII. EXECUTIVE SESSION

- Real Estate
- Personnel

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

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore