



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, December 28, 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. Regular Board Meeting – October 26, 2021

(Enclosure #1) (Roll Call)

2. Regular Board Meeting – December 6, 2021

**(Rescheduled from November 30, 2021)**

(Enclosure #2) (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 #5624 – Resolution Approving the Bad Debt Write-Offs for November 2021**

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

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

- 1. Resolution #5625 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2022-1003 – Pest Control Services**
- 2. SOL 2022-1004 – Grounds Litter Pickup Services**

**(Enclosure #4) (Marquita Flowers/Janell Duncan) (Roll Call)**

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

- 1. Resolution #5626 – Resolution Authorizing the Chief Executive Officer the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Solicitation 2020-1004; Janitorial Services for Asset Management Properties with Trustus Maintenance & Janitorial; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Service; DCJ Janitorial LLC; AFIST of Contractors LLC; Bruce Gray d/b/a From the Ground Up Renovations; Clayton Walker; DDMDS, LLC; M.T. Franchising, Incorporated d/b/a Jan-Pro of Greater Cincinnati/Dayton; Primo Services, LLC; Pleazant Contracting Services, LLC; Kare ‘N’ Cleaning Services LLC; Diamond Professional Contractors LLC; GLT Renovations LLC; Alex Maliyah Cleaning Services, LLC; Somebody Gotta Do It LLC; Finesse Services, LLC; Connecting Plugs Cabling Service Co.; KNVY Renovations LLC; and Dixie Services LLC in a Not-to-Exceed Amount of \$100,000 Annually Per Firm for a Maximum 5-Year Contract, Funded by Operational Funds**

**(Enclosure #5) (Marquita Flowers/Janell Duncan) (Roll Call)**

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

**There are no new construction contracts over \$100,000 this month (Per Resolution #5587 approved 08.31.2021, the CEO has Authorization to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000). There also were no new construction contracts in November below \$100,000.**

**6E. Adopt a Resolution – General**

1. **Resolution #5627** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1001; Grounds Maintenance and General Facilities Maintenance Services with King’s Lawncare & Snow Removal LLC; KNVY Renovations LLC; Just Right Construction & Lawn Care Service; Goodwin Lawn Care Services LLC; Mia Mulawn Services LLC; Brighter Day Outdoor Services LLC; Steven Scales d/b/a B&H Elite Complete Lawn & Garden Care; and AFIST of Contractors LLC in a Not-to-Exceed Amount of \$500,000 Per Firm, Per Year or the Board Approved Budget for maximum 5-Year Contracts, Funded by Operational Funds

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

2. **Resolution #5628** – Resolution Approving the Collective Bargaining Agreement Between the Building Trades and Cincinnati Metropolitan Housing Authority

(Enclosure #7) (Lisa Thomas) (Roll Call)

3. **Resolution #5629** – Resolution Approving the Reauthorization of the Management Agreement Between Cincinnati Metropolitan Housing Authority and Touchstone Property Management Services, Inc.

(Enclosure #8) (Tobias Eisenlohr) (Roll Call)

4. **Resolution #5630** – Resolution Approving the Reauthorization of the Memorandum of Agreement Between CMHA and Touchstone Property Services

(Enclosure #9) (Tobias Eisenlohr) (Roll Call)

5. **Resolution #5631** – Resolution Approving the Reauthorization of the Management Agreement Between Cincinnati Metropolitan Housing Authority and Touchstone Property Management Services, Inc. for Operation of City West Retail

(Enclosure #10) (Tobias Eisenlohr) (Roll Call)

6. **Resolution #5632** – Resolution Approving the Reauthorization of the Management Agreement Between Cincinnati Metropolitan Housing Authority and Touchstone Property Management Services, Inc. for Operation of Hamilton County Affordable Housing

(Enclosure #11) (Tobias Eisenlohr) (Roll Call)

7. **Resolution #5633** – Resolution Authorizing the Chief Executive Officer to Execute a Cooperation Agreement for the Development of Public and Affordable Housing in Hamilton County, Ohio

(Enclosure #12) (Geri Hernandez) (Roll Call)

During November fiscal year 2022 CMHA entered into four (4) non-construction contracts with not-to-exceed maximum amounts below \$100,000. There were no construction contracts below \$100,000 in November.

(Enclosure #13) (Janell Duncan)

**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**