



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, March 1, 2022

(Rescheduled from February, 22, 2022)

11:00 A.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Discussion of Secretary Recommendations
 - 4A. Financial Report
 - 4B. Request Approval to Solicit Bids
 - 4C. Resolutions – Approve Contract Renewals
 - 4D. Resolutions – Award Construction Contracts
 - 4E. Adopt a Resolution – General
 5. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – December 6, 2021
(Rescheduled from November 30, 2021)
(Enclosure #1) (Roll Call)
2. Regular Board Meeting – January 25, 2022
(Enclosure #2) (Roll Call)

IV. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

4A. Approval of the Financial Report

1. Resolution #5648 **REVISED** – Resolution Approving the Bad Debt Write-Offs for January 2022
(Enclosure #3) (Reema Ruberg) (Roll Call)

2. **Resolution #5649** – Resolution Approving the Fiscal Year 2022, January 2022 Financial Statements for the Cincinnati Metropolitan Housing Authority

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

3. **Resolution #5650** – Resolution Approving the Fiscal Year 2022, Budget Revisions for the Cincinnati Metropolitan Housing Authority

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

4B. Request Approval to Solicit Bids for the following items:

1. **Resolution #5651** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2022-1005 – Property Management
2. SOL 2022-1007 – Work Order Services
3. SOL 2022-1008 – Vacancy Prep Unit Turnover (Make Ready)
4. SOL 2022-1009 – Electrical Maintenance and Repair Services
5. SOL 2022-1010 – Answering Services for Property Management

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

6. SOL 2022-3011 – Riverview – Hydronic Boiler Replacement
7. SOL 2022-3015 – Riverview – Domestic Hot Water System Replacement
8. SOL 2022-3016 – Riverview – Chiller Replacement
9. SOL 2022-3017 – Security Camera Systems and Access Control

(Enclosure #6) (Joe Norton/Janell Duncan)

10. SOL 2022-7004 – Temporary/Extended Stay Housing Services

(Enclosure #6) (Mary Kosik/Janell Duncan) (Roll Call)

4C. Contract Renewals:

1. **Resolution #5652** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2018-6001 System Software for Agency-Wide Management with Yardi Systems, Inc., Paid for by Capital Funds, Administrative Fees, Operational Funds and Management Services Funds

(Enclosure #7) (Mark Pfefferman/Janell Duncan) (Roll Call)

2. **Resolution #5653** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Solicitation 2020-7001 for Near Site Clinic Health Care Services with Marathon Health, LLC in a Not-to-Exceed Amount of \$160,000 Annually, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Operational Funds, Administrative Fees, Management Services Funds, Capital Funds and Grants

(Enclosure #8) (Lisa Thomas/Janell Duncan) (Roll Call)

4D. Adopt a Resolution to Award the following Construction Contracts:

1. **Resolution #5654** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3002 with Garland/DBS, Inc. for the Roofing System Replacement at Beechwood for the Amount of \$239,437, Paid for by Capital Funds

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

2. **Resolution #5655** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3013 with TK Elevator Corporation for the Modernization of the Elevators at Riverview for the Amount of \$555,526, Paid for by Capital Funds

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

3. **Resolution #5656** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3014 with TK Elevator Corporation for the Modernization of the Elevators at Maple Tower for the Amount of \$574,645, Paid for by Capital Funds

(Enclosure #11) (Joe Norton/Janell Duncan) (Roll Call)

4E. Adopt a Resolution – General

1. **Resolution #5657 **REVISED**** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Provide Approval of Rights of Entry to Local Law Enforcement Agencies to Enter Onto CMHA Properties

(Enclosure #12) (Tobias Eisenlohr) (Roll Call)

2. **Resolution #5658** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2022-7002 for Media Services with LQ Consulting LLC in a Not-to-Exceed Amount of \$75,000 Annually, or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds

(Enclosure #13) (Gregory Johnson/Janell Duncan) (Roll Call)

3. **Resolution #5659 REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1004 for Grounds Litter Pickup Services with the Stonestreet Group LLC; Bruce Gray d/b/a From the Ground Up Renovations; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Crossty Renovation Services LLC; Trustus Transportation LLC d/b/a Trustus Maintenance & Janitorial; Cogar Enterprise LLC; Diamond Professional Contractors LLC; Red Star Solutions; and Clayton Walker in a Not-to-Exceed Amount of \$150,000 Annually, Per Contractor, or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds

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

4. **Resolution #5660** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Award a Contract for Employer Health Insurance Coverage to Humana, Dental Insurance Coverage to Superior Dental Care and Vision Insurance to EyeMed, Funded by Operational Funds, Administrative Fees, TPS Operating Funds, Development Funds and Management Services Funds

(Enclosure #15) (Lisa Thomas/Janell Duncan) (Roll Call)

During January 2022, fiscal year 2022, CMHA entered into five (5) non-construction contracts with not-to-exceed maximum amounts below \$100,000. There were two (2) construction contracts below \$100,000 in January.

(Enclosure #16) (Janell Duncan)

V. 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. Edward R. O'Donnell

Mr. Kevin M. Moore