



Cincinnati Metropolitan Housing Authority

**Webcam and Teleconferencing
Cincinnati, Ohio 45214**

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, April 26, 2022

6:00 P.M.

I. AGENDA SCHEDULE

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

III. APPROVAL OF MINUTES

- 1. Annual Plan Hearing Meeting – March 29, 2022**

(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – March 29, 2022**

(Enclosure #2) (Roll Call)
- 3. Special Board Meeting Annual Plan Approval – April 1, 2022**

(Enclosure #3) (Roll Call)

IV. PUBLIC COMMENT

- Ms. Cynthia Brown – Thomas Rehabbing**

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

1. **Resolution #5674** – Resolution Approving the Bad Debt Write-Offs for March 2022

(Enclosure #4) (Reema Ruberg/Bianka Brown) (Roll Call)

2. **Resolution #5675** – Resolution Approving the Fiscal Year 2022, March 2022
Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #5) (Reema Ruberg/Bianka Brown) (Roll Call)

5B. Request Approval to Solicit Bids for the following items:

1. **Resolution #5676** – Resolution Providing Authorization to Proceed with the Request
for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2022-7007 – Fee Accounting Services

(Enclosure #6) (Bianka Brown/Janell Duncan) (Roll Call)

5C. Contract Renewals:

1. **Resolution #5677** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2019-5001 Healthcare Brokerage Services with Horan Associates, Inc. in a Not-to-Exceed Amount of \$50,000 Annually, for a Maximum 5-Year Contract, Paid for by Management Services Funds

(Enclosure #7) (Lisa Thomas/Janell Duncan) (Roll Call)

2. **Resolution #5678** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2019-7003; General Legal Services with Adams Law, PLLC; Bricker & Eckler LLP; Cors & Bassett, LLC; Dressman Benzinger Lavelle PSC; Finney Law Firm, LLC; Graydon Head & Ritchey LLP; Heis & Wenstrup Co., L.P.A.; Manley Burke, A Legal Professional Association; Rendigs, Fry, Kiely & Dennis, LLP; Strauss Troy Co., LPA; and Wood & Lamping, LLP on an As-Needed Basis, Not-to-Exceed \$200,000 Per Firm, Annually, for a Maximum 5-Year Contract and Not-to-Exceed the Budgeted Amount, Paid for by Operational Funds, Administrative Fees, Management Services Funds and Development Funds

(Enclosure #8) (Geri Hernandez/Tobias Eisenlohr/Janell Duncan) (Roll Call)

3. **Resolution #5679** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2018-3009-01; Public Housing Conversion Consultant with 2RW Consultants, Inc.; CSG Advisors Incorporated; CVR Associates, Inc.; Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group; Hawkins, Delafield & Wood LLC; and Recap Advisors in Not-to-Exceed Amounts of \$200,000 Annually for Maximum 5-Year Contracts, Paid for by Management Services Funds, Capital Grant Funds and Development Funds

(Enclosure #9) (Gary Boeres/Janell Duncan) (Roll Call)

4. **Resolution #5680** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2021-3003; Construction Cost Estimating with PMA Consultants LLC and Browne E and C Services, Inc. d/b/a Browne Engineering and Construction in a Not-to-Exceed Amount of \$100,000 Annually, Per Contractor, for a Maximum 5-Year Contract, Funded by Grant and Development Funds, Not-to-Exceed the Board Approved Budget

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

5. **Resolution #5681** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2021-3004; Special Inspections & Testing Services with ATC Group Services LLC and CSI Cincinnati, LLC in a Not-to-Exceed Amount of \$100,000 Annually, Per Contractor, for a Maximum 5-Year Contract, or the Board Approved Budget, Funded by Grant and Development Funds

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

6. **Resolution #5682** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2021-4006; Development Consultants with Community Development Strategies, Inc.; Guiven LLC; National Council for Community Development, Inc.; Paolo Cisneros; and Wallick-Hendy Development Company, LLC in a Not-to-Exceed Amount of \$150,000 Annually, Per Contractor, for a Maximum 5-Year Contract, Not-to-Exceed the Board Approved Budget, Funded by Development Funds

(Enclosure #12) (Gary Boeres/Janell Duncan) (Roll Call)

7. **Resolution #5683** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First Contract Extension Option through June 30, 2022 for Contract 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 Ground Up Renovations; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; The Stonestreet Group LLC; Prestige Home Improvement & Roofing LLC; GLT Renovations LLC; Howard Edwards Contractors LLC; Diamond Professional Contractors LLC; August Cleaning Services LLC; Somebody Gotta Do It LLC; Fanci Structure Construction 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 #13) (Marquita Flowers/Janell Duncan) (Roll Call)

5D. 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 were two (2) new construction contracts in March below \$100,000.

5E. Adopt a Resolution – General

1. **Resolution #5684** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2022-3017; Security Camera Systems and Access Control with Ela Holding Corporation d/b/a Turnkey Technology; Technology Install Partners, LLC; and Ocean 10 Security LLC in a Not-to-Exceed Amount of \$250,000 Annually, Per Contractor, for Projects Not Exceeding \$100,000 for a Maximum 5-Year Contract, or the Board Approved Project Budget, Funded by Operational Funds, Administrative Fees, Management Services Funds, Capital Funds, and Emergency Grant Funds. Any Project Exceeding \$100,000 will be Subject to Board Approval

(Enclosure #14) (Joe Norton/Janell Duncan) (Roll Call)

2. **Resolution #5685** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2022-3018; Commercial and Residential Real Estate Broker Services with Fri Mason, LLC d/b/a Keller Williams Advisors Realty and Treo Realty, LLC in a Not-to-Exceed Amount of \$100,000 Annually, for a Maximum 5-Year Contract, or the Board Approved Budget, Funded by Operational Funds, Management Services Funds, Capital Grants and Emergency Grant Funds

(Enclosure #15) (Joe Norton/Janell Duncan) (Roll Call)

3. **Resolution #5686** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Execute Any and All Documents, or Take Any Other Action That is Necessary or Appropriate to: (1) Facilitate the Construction of Bennett Point; (2) Provide Financing to Bennett Point for the Project; and (3) Cause Cincinnati Metropolitan Housing Authority to Execute Any Such Further Documentation for the Project

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

During March 2022, fiscal year 2022, CMHA entered into fourteen (14) non-construction contracts with not-to-exceed maximum amounts below \$100,000. There were two (2) construction contracts below \$100,000 in March. (Per Resolution #5587 approved 08.31.2021, the CEO has Authorization to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000).

(Enclosure #17) (Janell Duncan)

VI. 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