



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

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

Monday, December 6, 2021

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Rescheduled from November 30, 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. Regular Board Meeting – October 26, 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 #5613 – Resolution Approving the Bad Debt Write-Offs for October 2021
(Enclosure #2) (Reema Ruberg/Marquita Flowers) (Roll Call)**
- 2. Resolution #5614 – Resolution to Approve Fiscal Year 2022 October 2021 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority
(Enclosure #3) (Reema Ruberg) (Roll Call)**

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

- 1. Resolution #5615 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**
 - 1. SOL 2021-3013 – Beechwood RAD Conversion Renovations**
 - 2. SOL 2021-3014 – Maple Tower RAD Conversion Renovations****(Enclosure #4) (Joe Norton/Janell Duncan)**

6C. Contract Renewals:

- 1. Resolution #5616 – Resolution Authorizing the Chief Executive Officer the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option with General Electric Security Inc. d/b/a Dial One Security, Inc. for Solicitation 2018-1003; Fire Alarm Services in an Amount Not-to-Exceed \$565,000 Per Maximum 5-Year Contract Agreement, Funded by Operational Funds
(Enclosure #5) (Marquita Flowers/Janell Duncan) (Roll Call)**
- 2. Resolution #5617 – Resolution Authorizing the Chief Executive Officer the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Solicitation 2018-4007 for Project Management, RAD Development and Design Management Consultants with Community Development Strategies, Inc.; CSG Advisors Incorporated; CVR Associates, Incorporated; Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group; Hairgrove Consulting LLC; Joan M. Garrity; National Council for Community Development, Inc. d/b/a National Development Council; New Hope Consulting, LLC and IFH Solutions, LLC in a Not-to-Exceed Amount of \$100,000 Annually Per Firm for a Maximum 5-Year Contract, Funded by Capital Grants and Development Funds
(Enclosure #6) (Joe Norton/Gary Boeres/Janell Duncan) (Roll Call)**

3. **Resolution #5618** – Resolution Authorizing the Chief Executive Officer the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2020-4001; General Architectural Services with McGill Smith Punchon; City Studios Architecture, LLC; Berardi + Partners, Inc.; Moody Nolan LLC; Hooker Dejong Inc.; Cole + Russell Architects, Cin. d/b/a CR Architecture + Design; Oregon Group Architects, Inc.; LDA Architects, Inc.; ES Architecture and Development, Inc.; Hub & Weber Architects, PLC; Reztark Design Studio, LLC; and Luminaut, Inc. in a Not-to-Exceed Amount of \$500,000 Annually Per Firm Per Maximum 5-Year Contract, Funded by Capital Grants and Development Funds

(Enclosure #7) (Joe Norton/Janell Duncan) (Roll Call)

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

1. **Resolution #5619** – Resolution Authorizing the Chief Executive Officer the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2021-3011; Winton Terrace Boiler Replacement for the Amount of \$427,680 Paid for by Capital Funds

(Enclosure #8) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #5620** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority as Signatory on Moderate Rehabilitation (MOD-REHAB) Contracts

(Enclosure #9) (Lisa Isham) (Roll Call)

2. **Resolution #5621** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Take Such Actions Necessary or Appropriate to: (1) Facilitate the Redevelopment of Marianna Terrace and (2) Provide Development Financing to Marianna Terrace, LLC for the Project

(Enclosure #10) (Gary Boeres) (Roll Call)

3. **Resolution #5622** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-7001; Automotive Maintenance and Repair with Elite Automotive LLC and Walt Sweeney Ford, Inc. in a Not-to-Exceed Amount of \$200,000 Per Firm, Per Year or the Board Approved Budget for Maximum 5-Year Contracts, Funded by Operational Funds, Administrative Fees and Management Services Funds

(Enclosure #11) (Janell Duncan) (Roll Call)

- 4. Resolution #5623 – Resolution Increasing the Not-to-Exceed Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for the Contract with BWH Security, LLC and Vets Securing America, Inc. for Contract 2020-1011; Unarmed Uniformed Security Guard Services in an Amount Not-to-Exceed \$202,152.50 Paid for by Operational Funds (Asset Management), Administrative Fees, and CARES Act Funds**

(Enclosure #12) (Marquita Flowers/Janell Duncan) (Roll Call)

During October fiscal year 2022 CMHA entered into one (1) construction contract for \$57,418 and five (5) non-construction contracts with not-to-exceed maximum amounts below \$100,000

(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