



Cincinnati Metropolitan Housing Authority

Webcam and Teleconferencing  
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, June 28, 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. Executive Session
    - Personnel
  7. Adjourn
- 

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

1. Regular Board Meeting – May 31, 2022

(Enclosure #1) (Roll Call)

**IV. PUBLIC COMMENT**

- Ms. Vanessa Sparks - HCV

**V. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

**5A. Approval of the Financial Report**

1. Resolution #5698 – Resolution Approving the Bad Debt Write-Offs for May 2022

(Enclosure #2) (Reema Ruberg/Bianka Brown) (Roll Call)

2. **Resolution #5699** – Resolution Approving the Fiscal Year 2022, May 2022 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #3) (Reema Ruberg/Bianka Brown) (Roll Call)

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

1. **Resolution #5700** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. **SOL 2022-2005 – Housing Choice Voucher Project-Based Assistance for Existing, Rehabilitated or Newly Constructed Housing Units**

(Enclosure #4) (Lisa Isham)

2. **SOL 2022-4007 – Co-Developer for Choice Neighborhoods**

(Enclosure #4) (Gary Boeres/Janell Duncan)

3. **SOL 2022-7010 – Janitorial Services for Campus**

(Enclosure #4) (Janell Duncan) (Roll Call)

4. **SOL 2022-1019 – Grant Writer for DOJ or other Funding Institutions**

(Enclosure #4) (Janell Duncan) (Roll Call)

**5C. Contract Renewals:**

1. **Resolution #5701** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2020-1016; Off-Duty Police Services with the City of Cincinnati Police Department in a Not-to-Exceed Amount of \$125,000 Annually for a Maximum 5-Year Contract, or the Board Approved Budget, Funded by Operational Funds, Administrative Fees and Management Services Funds

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

2. **Resolution #5702** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Memorandum of Understanding 2021-1018 for Off-Duty Sheriff Services with the Hamilton County Sheriff's Office in a Not-to-Exceed Amount of \$125,000 Annually for a Maximum 5-Year Contract, or the Board Approved Budget, Funded by Operational Funds and Management Services Funds

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

3. **Resolution #5703** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2020-4002; Bond Counsel with Ballard Spahr LLP; Coats Rose, P.C.; and Taft Stettinius & Hollister LLP in a Not-to-Exceed Amount of \$500,000 Annually, Per Contractor, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Development Funds

(Enclosure #7) (Gary Boeres/Janell Duncan) (Roll Call)

**5D. Adopt a Resolution to Award the following Construction Contracts:**

- 1. Resolution #5704 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Installation of Security Cameras and an Access Control System at Millvale North and South for the Amount of \$293,758.66, Funded by Capital Funds and Emergency Grants**

**(Enclosure #8) (Joe Norton/Janell Duncan) (Roll Call)**

- 2. Resolution #5705 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Installation of Security Cameras and an Access Control System at Beechwood for the Amount of \$232,004.33, Funded by Capital Funds**

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

- 3. Resolution #5706 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Installation of Security Cameras and an Access Control System at Maple Tower for the Amount of \$286,182.39, Funded by Capital Funds.**

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

- 4. Resolution #5707 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Installation of Security Cameras and an Access Control System at Riverview for the Amount of \$ 227,140.28, Funded by Capital Funds**

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

- 5. Resolution #5708 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Installation of Security Cameras and an Access Control System at San Marco for the Amount of \$ 117,784.91, Funded by Capital Funds**

**(Enclosure #12) (Joe Norton/Janell Duncan) (Roll Call)**

- 6. Resolution #5709 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3010 with Garland/DBS, Inc. for the Roofing System Replacement at San Marco for the Amount of \$234,712.00, Funded by Capital Funds**

**(Enclosure #13) (Joe Norton/Janell Duncan) (Roll Call)**

7. **Resolution #5709A** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Emergency Roof Replacement with Garland/DBS, Inc. for the Roofing System Replacement at Marquette Manor for the Amount of \$72,119.00, Funded by Capital Funds

(Enclosure #13A) (Joe Norton) (Roll Call)

5E. Adopt a Resolution – General

1. **Resolution #5710** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2022-1007; Work Order Services with Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Diamond Professional Contractors LLC; Colossal Janitorial, LLC; AFIST of Contractors LLC; Cogar Enterprise LLC; The Stonestreet Group LLC; Finesse Services, LLC; G J T Construction Inc.; GLT Renovations LLC; Wade Enterprises Real Estate & Property Management LLC; D C J Janitorial LLC; Ultimate Professionals LLC; Howard Edwards Contractors LLC; Terrance Shipmon d/b/a Upgrade Renovation Restoration and Repair Company; Chase Construction & Development Group, LLC d/b/a Chase Construction & Inspection Group, LLC; Bruce Gray d/b/a From the Ground Up Renovations; KENVY Renovations LLC; G2 Residential Services, LLC; A Touch of Perfection Painting & Home Services, LLC; Prestige Home Improvement & Roofing, LLC; and Terry Jarvis d/b/a J Companies in a Not-to-Exceed Amount of \$200,000 Annually, Per Contractor, or the Board Approved Budget, for a Maximum 3-Year Contract, Funded by Operational Funds

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

2. **Resolution #5711** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2022-1017; Maintenance, Repair and Operating Supplies with Best Plumbing Specialties, Inc.; Cincinnati Color Company, Incorporated; Blue Rose Supply, LLC; IDN Global, Inc.; and Winstel Controls, Inc. in a Not-to-Exceed Amount of \$100,000 Annually, Per Contractor, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Operational Funds

(Enclosure #15) (Marquita Flowers/Janell Duncan) (Roll Call)

3. **Resolution #5712** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-4006; Consultants for Analysis for Year 15 Exit from LIHTC with Baker Tilly US, LLP; Ithaka Advisory, LLC; and Tidwell Group, LLC in a Not-to-Exceed Amount of \$100,000 Annually, Per Contractor, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Instrumentality Operating Funds

(Enclosure #16) (Reema Ruberg/Janell Duncan) (Roll Call)

4. **Resolution #5713** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Procure Identity Protection Services for the CMHA CEO and COO, Funded by Management Services Funds

(Enclosure #17) (Tobias Eisenlohr) (Roll Call)

5. **Resolution #5714** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Apply for Public Housing Capital Fund At Risk/Receivership/Substandard/Trouble Program Grant with the U.S Department of Housing and Urban Development (HUD)

(Enclosure #18) (Roll Call)

6. **Resolution #5715** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Memorandum of Agreement with United Way of Greater Cincinnati (UWGC) to Cooperate on Eviction Prevention Services

(Enclosure #19) (Mary Kosik) (Roll Call)

During May 2022, fiscal year 2022, CMHA entered into five (5) non-construction contracts with not-to-exceed maximum amounts below \$100,000 and two joinder contracts. There were no construction contracts below \$100,000 in May. (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 #20) (Janell Duncan)

**VI. EXECUTIVE SESSION**

- Personnel

**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**

**Ms. Cinnamon D. Pelly**

**Mr. Edward R. O'Donnell**

**Mr. Kevin M. Moore**