



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, October 25, 2022

6:00 P.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. Executive Session
 - Legal
 - Personnel
 6. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – October 5, 2022 (Rescheduled from September 27, 2022)
(Enclosure #1) (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 #5744 – Resolution Approving the Bad Debt Write-Offs for September 2022
(Enclosure #2) (Bianka Brown) (Roll Call)
2. Resolution #5745 – Resolution Approving the Fiscal Year 2023, September 2022
Financial Statements for the Cincinnati Metropolitan Housing Authority
(Enclosure #3) (Bianka Brown) (Roll Call)

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

There are No Pre-Solicitation Requests this Month

4C. Contract Renewals:

- 1. Resolution #5746 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-7001; Auto Maintenance and Repair with Elite Automotive LLC and Walt Sweeney Ford, Inc. in a Not-to-Exceed Amount of \$200,000 Annually, Per Contractor, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV) and Management Services Funds**

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

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

There are no new construction contracts over \$100,000 this month. (Per Resolution #5726, approved 08.23.2022, the CEO has Authorization to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000). There was one (1) construction contract below \$100,000 in September. (See Enclosure #16)

4E. Adopt a Resolution – General

- 1. Resolution #5747 – Resolution Authorizing the Submission of an Application to HUD’s Special Application Center for the Disposition of 7 E. McMillan, At or Above Fair Market Value (FMV) to Uptown Properties**

(Enclosure #5) (Joe Norton) (Roll Call)

- 2. Resolution #5748 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into an Option Agreement for the Sale of 7 E. McMillan, At or Above Fair Market Value (FMV) with Uptown Properties**

(Enclosure #6) (Joe Norton) (Roll Call)

- 3. Resolution #5749 – Resolution Authorizing the Submission of an Application to HUD’s Special Application Center for an Amendment of the De Minimis Application for the Disposition of Land at 211 E. Broadway, At or Above Fair Market Value (FMV)**

(Enclosure #7) (Joe Norton) (Roll Call)

- 4. Resolution #5750 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority with Approval to Sell the Vacant Land Located at 211 E. Broadway to the City of Harrison, Ohio at the Fair Market Value of \$30,000**

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

5. **Resolution #5751** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1010; Answering Services for Property Management Site Offices and Property Management Office Hours/On-Call Services with 22nd Century Technologies, Inc. and McGhee and Associates, LLC in a Not-to-Exceed Amount of \$103,488 Annually Per Pool of Contractors, or the Board Approved Budget, for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #9) (Marquita Flowers/Janell Duncan) (Roll Call)

6. **Resolution #5752** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1010; Call Center Services/Customer Service for Housing Choice Voucher Program with 22nd Century Technologies, Inc. and McGhee and Associates, LLC in a Not-to-Exceed Amount of \$381,000 Annually Per Pool of Contractors or the Board Approved Budget, for a Maximum 5-Year contract, Funded by Administrative Fees (HCV)

(Enclosure #10) (Lisa Isham/Janell Duncan) (Roll Call)

7. **Resolution #5753** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1020; Snow Removal Services with Just Right Construction & Lawn Care Service; Allison Landscaping, Inc.; Spiridium LLC; Brighter Day Outdoor Services, LLC; Companies by Design LLC d/b/a Refresh Property Solutions; and Terry Katz Landscaping, Inc. in a Not-to-Exceed Amount of \$178,000 Annually for the Pool of Contractors, or the Board Approved Budget, for a Maximum 3-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #11) (Marquita Flowers/Janell Duncan) (Roll Call)

8. **Resolution #5754** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-1021; HVAC Maintenance and Repair Services with Triton Services, Inc.; The Geiler Company; Blau Mechanical, Inc.; and Dawson Heating & Air Conditioning, LLC 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 Operational Funds (Asset Management)

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

9. **Resolution #5755** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute a Lease Renewal with Daddy’s Daycare and Child Development Center, LLC with an Effective Date of June, 1, 2022

(Enclosure #13) (Tobias Eisenlohr) (Roll Call)

10. **Resolution #5756** – Resolution Acknowledging the Submission of a Grant Application to Proctor & Gamble (P&G) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue the Application and Accept Any and All Funds if Awarded

(Enclosure #14) (Gary Boeres/Daniel Isome) (Roll Call)

11. Resolution #5757 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue and Negotiate a Low-Income Housing Tax Credit (Exit Agreement) for the Baldwin Grove Project

(Enclosure #15) (Reema Ruberg) (Roll Call)

During September 2022, Fiscal Year 2022, CMHA entered into five (5) non-construction contracts with not-to-exceed maximum amounts below \$100,000. There was one (1) construction contracts below \$100,000 in September. (Per Resolution #5726 approved 08.23.2022, the CEO has Authorization to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000).

(Enclosure #16) (Janell Duncan)

V. EXECUTIVE SESSION

- Legal
- Personnel

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

Ms. Cinnamon D. Pelly

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore