



**Cincinnati Metropolitan Housing Authority**

**CMHA Boardroom  
1635 Western Avenue  
Cincinnati, Ohio 45214**

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Thursday, December 1, 2022**

**Rescheduled from November 29, 2022**

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**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**
    - Personnel**
  - 6. Adjourn**
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – October 25, 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 #5758 – Resolution Approving the Bad Debt Write-Offs for October 2022**

**(Enclosure #2) (Bianka Brown) (Roll Call)**

2. **Resolution #5759** – Resolution Approving the Fiscal Year 2023, October 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 #5760** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third 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; Oregon Group Architects, Inc.; LDA Architects, Inc.; ES Architecture and Development, Inc.; Hub & Weber Architects, PLC; and Reztark Design Studio, 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 Capital Grants and Development Funds

(Enclosure #4) (Gary Boeres/Joe Norton/Janell Duncan) (Roll Call)

2. **Resolution #5761** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-7002; 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 #5) (Gregory Johnson/Janell Duncan) (Roll Call)

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

1. **Resolution #5762** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3020 with Triton Services, Inc. for Riverview – Chiller Condensing Unit Replacement and Air Handler Cleaning and Repair for the Amount of \$168,440.00, Funded by Capital Funds

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

2. **Resolution #5763** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with a Project Under Contract 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Security Camera Systems Installation at 1708, 1714, 1716 & 1726 Race Street for the Amount of \$128,453.24, Funded by Capital Funds

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

3. **Resolution #5764** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2022-3021; San Marco Façade Repair for the Amount of \$294,120, Funded by Capital Funds

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

#### **4E. Adopt a Resolution – General**

- 1. Resolution #5765 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2022-2006; HCV Inspection Services with Safebuilt Ohio, LLC and Gilson Software Solutions – PHA, LLC 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 Administrative Fees (HCV)**

**(Enclosure #9) (Lisa Isham/Janell Duncan) (Roll Call)**

- 2. Resolution #5766 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-1001; Janitorial Services for Asset Management Properties with Kare ‘N’ Cleaning Services LLC; Crossty Renovation Services LLC; Diamond Professional Contractors LLC; Cogar Enterprise, LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Service; Yvette Rochelle Ewusie d/b/a Breathe Easy Janitorial and Maintenance; DCJ Janitorial LLC; A FIST of Contractors LLC; Northcore, LLC; Crown Paris Janitorial Services, LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; The Stonestreet Group LLC; Pleazant Contracting Services, LLC; Whistle Klean Pressure Washing, LLC; Fanci Structure Corporation LLC; and Duchess Dynasty LLC d/b/a Royalty Janitorial Services 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 (Asset Management)**

**(Enclosure #10) (Marquita Flowers/Janell Duncan) (Roll Call)**

- 3. Resolution #5767 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Renewals on Moderate Rehabilitation (MOD-REHAB) Contracts**

**(Enclosure #11) (Lisa Isham) (Roll Call)**

- 4. Resolution #5768 – Resolution Authorizing the Chief Executive of the Cincinnati Metropolitan Housing Authority to Create a Non-Profit Entity that will Accept the Transfer of Interest from the Limited Partner (syndicator/investor) in the LIHTC Entities that are Near 15-Year Compliance Year End**

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

- 5. Resolution #5769 – Resolution to Ratify and Authorize the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority’s Payment of Additional Fees for the Memorandum of Agreement with Plante Moran, PLLC and the Auditor of State of Ohio for Annual Audit Services, Paid for by Operational Funds, Administrative Fees and Management Services Funds**

**(Enclosure #13) (Bianka Brown) (Roll Call)**

**During October 2022, Fiscal Year 2023, CMHA entered into three (3) non-construction contracts with not-to-exceed maximum amounts below \$100,000. There were no construction contracts below \$100,000 in October. (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 #14) (Janell Duncan)**

**V. EXECUTIVE SESSION**

- **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**