



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, December 20, 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. Adjourn
-

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – December 1, 2022 (**Rescheduled from November 29, 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 #5770 – Resolution Approving the Bad Debt Write-Offs for November 2022
(Enclosure #2) (Bianka Brown) (Roll Call)
2. Resolution #5771 – Resolution Approving Fiscal Year 2023 Budget Revisions for the Cincinnati Metropolitan Housing Authority
(Enclosure #3) (Bianka Brown) (Roll Call)

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

1. Resolution #5772 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

- 1. SOL 2023-1003 Fire Alarm Services**
- 2. SOL 2023-1004 Vacancy Prep Services for Resident Owned Businesses**
- 3. SOL 2023-1006 Fire Watch Services for Stanley Rowe, 835 Poplar Street**

(Enclosure #4) (Marquita Flowers/Janell Duncan)

- 4. SOL 2023-2002 Security Guard Services for HCV**
- 5. SOL 2023-2003 HCV Compliance Services**

(Enclosure #4) (Lisa Isham/Janell Duncan)

- 6. SOL 2023-3002 420 Glenwood – Retaining Wall Replacement**
- 7. SOL 2023-3003 Logan Commons General Contractor**
- 8. SOL 2023-3004 Stanley Rowe Tower – Fire Pump and Generator Replacement**
- 9. SOL 2023-3005 417 Catherine Street – Retaining Wall Repair**
- 10. SOL 2023-3006 Marquette Manor Electric Generator Replacement**

(Enclosure #4) (Joe Norton/Janell Duncan)

- 11. SOL 2023-4001 1 Construction Project Management Consulting Services**
- SOL 2023-4001 2 Project Management Consulting Services**
- SOL 2023-4001 3 Finance Development Consulting Services**

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

4C. Contract Renewals:

- 1. Resolution #5773 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-1004 for Grounds Litter Pickup Services with the Stonestreet Group LLC; Bruce Gray d/b/a From the Ground Up Renovations; Lae-Kwan Dukes d/b/a Intense Pro Cleaning Services; Crossty Renovation Services LLC; Trustus Transportation LLC d/b/a Trustus Maintenance & Janitorial; Cogar Enterprise LLC; Diamond Professional Contractors LLC; Red Star Solutions; and Clayton Walker in a Not-to-Exceed Amount of \$150,000 Annually Per Contractor, or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #5) (Marquita Flowers/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.

4E. Adopt a Resolution – General

1. **Resolution #5774** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2022-1005; Property Management for Scattered Sites with Nelson & Associates, Inc. in a Not-to-Exceed Amount of \$500,000 Annually, or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

2. **Resolution #5775** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-1002; Grounds Maintenance and General Facilities Maintenance Services with Brighter Day Outdoor Services LLC; Goodwin Lawn Care Services LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Chris P. Cuts Lawn Services LLC; A-Z Lawn Care & Property Management LLC; B&H Elite Complete Lawn and Garden Care; and Just Right Construction and Lawn Care Services, LLC in a Not-to-Exceed Amount of \$680,000 Annually for the Pool of Contractors, or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #7) (Marquita Flowers/Janell Duncan) (Roll Call)

3. **Resolution #5776** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate a Developers Agreement for Solicitation 2022-4007; Co-Developer for Choice Neighborhoods with McCormack Baron Salazar Inc.

(Enclosure #8) (Gary Boeres) (Roll Call)

4. **Resolution #5777** – **REVISED** Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of Marquette Manor and Authority to Negotiate and Execute Documents for the Purposes of Applying for Financing for Redevelopment, Which Includes Applying for 9% or 4% Low Income Housing Tax Credits, Engaging Lenders and Engaging Tax Credit Syndicators

(Enclosure #9) (Gary Boeres) (Roll Call)

5. **Resolution #5778** – Resolution Approving the Collective Bargaining Agreement Between the International Union of Operating Engineers (IUOE) Local 20 and the Cincinnati Metropolitan Housing Authority

(Enclosure #10) (Lisa Thomas) (Roll Call)

During November 2022, Fiscal Year 2023, CMHA entered into two (2) non-construction contracts with not-to-exceed maximum amounts below \$100,000 and one joinder contract. There were no construction contracts below \$100,000 in November. (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 #11) (Janell Duncan)

V. 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