



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, April 25, 2023

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
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Annual Plan Hearing Meeting – March 28, 2023
(Enclosure #1) (Roll Call)
2. Regular Board Meeting – March 28, 2023
(Enclosure #2) (Roll Call)
3. Special Board Meeting Annual Plan – April 17, 2023
(Enclosure #3) (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 #5833** – Resolution Approving the Bad Debt Write-Offs for March 2023
(Enclosure #4) (Reema Ruberg/Marquita Flowers) (Roll Call)

2. **Resolution #5834** – Resolution to Approve Fiscal Year 2023, March 2023 Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #5) (Reema Ruberg) (Roll Call)

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

1. **Resolution #5835** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2023 – 1014 Vacancy Prep Unit Turnover (Make Ready) Services

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

2. SOL 2023 – 5004 Strategic Plan Consultant

(Enclosure #6) (Mr. Johnson/Janell Duncan) (Roll Call)

4C. Contract Renewals:

1. **Resolution #5836** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2019-7003 General Legal Services with Adams Law, PLLC; Bricker & Eckler LLP; Cors & Bassett, LLC; Dressman Benzinger Lavelle PSC; Finney Law Firm, LLC; Heis & Wenstrup Co., L.P.A.; Manley Burke, A Legal Professional Association; Rendigs, Fry, Kiely & Dennis, LLP; and Wood & Lamping, LLP in a Not-to-Exceed Amount of \$200,000 Annually Per Firm or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), and Development Funds

(Enclosure #7) (Tobias Eisenlohr/Janell Duncan) (Roll Call)

2. **Resolution #5837** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2021-3003 Construction Cost Estimating with PMA Consultants LLC and Browne E and C Services, Inc. d/b/a Browne Engineering and Construction 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 Grant and Development Funds

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

3. **Resolution #5838** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2021-3004 Special Inspections and Testing Services with ATC Group Services LLC in a Not-to-Exceed Amount of \$100,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Grant and Development Funds

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

4. **Resolution #5839** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-1009 Electrical Maintenance and Repair Services with SECO Electric Co, Inc. and J.T.L. Electric, 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 (Asset Management)

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

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

1. **Resolution #5840** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2023-3013 with Garland/DBS, Inc. for the Roof Replacement at 2106 Sinton Avenue, Cincinnati, Ohio for the Amount of \$298,327, Paid for by Capital Funds

(Enclosure #11) (Joe Norton) (Roll Call)

4E. Adopt a Resolution – General

1. **Resolution #5841** – Resolution Approving the CMHA Truancy Policy and Adding it as an Addendum to the CMHA Residential Lease

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

2. **Resolution #5842** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Execute Any and All Documents or Take Any Other Action that is Necessary or Appropriate to: (1) Facilitate the Redevelopment of Riverview San Marco; (2) Provide Financing to Riverview San Marco for the Project; and (3) Cause the Cincinnati Metropolitan Housing Authority to Execute Any Such Further Documentation for the Project

(Enclosure #13) (Gary Boeres) (Roll Call)

3. **Resolution #5843** – **TABLED** Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2023-1005; Property Management for High-Rises 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 #14) (Marquita Flowers/Janell Duncan) (Roll Call)

4. **Resolution #5844** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-1010; Trash and Bulk Furniture Removal Services with Clayton Walker; Fanci Structure Construction LLC; Chris P. Cuts Lawn Services, LLC: A F.I.S.T. of Contractors LLC; and CMW Property Group in a Not-to-Exceed Amount of \$300,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

5. **Resolution #5845** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into a Contract for Solicitation 2023-1011; Glass and Window Installation Services with Southern Ohio Plate & Window Glass Corp. in a Not-to-Exceed Amount of \$80,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #16) (Marquita Flowers/Janell Duncan) (Roll Call)

6. **Resolution #5846** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2023-2003; HCV Compliance Services with AMA Consulting Group, LLC in a Not-to-Exceed Amount of \$150,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

(Enclosure #17) (Lisa Isham/Janell Duncan) (Roll Call)

7. **Resolution #5847** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Agency-Wide Application Software with Yardi Systems, Inc. in a Not-to-Exceed Amount of \$439,153 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Paid for by Operational Funds (Asset Management), Administrative Fees (HCV) and Management Services Funds (COCC)

(Enclosure #18) (Mark Haas/Janell Duncan) (Roll Call)

8. **Resolution #5848** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Memorandum of Understanding for Audit Services with the State of Ohio and with CliftonLarsonAllen LLP in a Not-to-Exceed Amount of \$155,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV) and Management Services Funds (COCC)

(Enclosure #19) (Cedric Oluoch/Janell Duncan) (Roll Call)

9. **Resolution #5849** – Resolution Authorizing the Submission of an Application to HUD's Special Application Center for the Disposition of 1048 & 1053 Considine, At or Above Fair Market Value (FMV)

(Enclosure #20) (Joe Norton) (Roll Call)

10. **Resolution #5850** – Resolution Authorizing the Submission of an Application to HUD's Special Application Center for the Disposition of Land at 211 Broadway, At or Above Fair Market Value (FMV)

(Enclosure #21) (Joe Norton) (Roll Call)

11. **Resolution #5851** – Resolution Approving the Memorandum of Understanding Between CMHA and Save Our Youth Kings & Queens for Use of the Meeting Space at Winton Terrace for Operation of Youth Outreach and Educational Programs

(Enclosure #22) (Tobias Eisenlohr) (Roll Call)

During March 2023, Fiscal Year 2023, CMHA entered into thirteen (13) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in March.

(Enclosure #23) (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

Mr. Reginald J. Harris

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore