



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, May 30, 2023

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. Request Approval to Solicit Bids**
 - 5B. Resolutions – Approve Contract Renewals**
 - 5C. Resolutions - Award Construction Contracts**
 - 5D. Adopt a Resolution – General**
 - 6. Executive Session**
 - Legal**
 - Personnel**
 - 7. 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. Regular Board Meeting – April 25, 2023**

(Enclosure #3) (Roll Call)

IV. PUBLIC COMMENT

- Lashanti McCurdy – Liberty Street Apartments Resident**

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

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

1. Resolution #5853 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors

1. SOL 2023 – 1009 Work Order Services for Asset Management

2. SOL 2023 – 1012 Certification Processing for Asset Management

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

3. SOL 2023 – 2006 HCV Mailing Services

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

5B. Contract Renewals:

1. Resolution #5854 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2019-5001; Healthcare Brokerage Services with Horan Associates, Inc. in a Not-to-Exceed Amount of \$50,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #5) (Lisa Thomas/Janell Duncan) (Roll Call)

2. Resolution #5855 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2021-1011; Preventative Maintenance Plan with Triton Services, Inc.; A F.I.S.T. of Contractors, LLC; and William M. Kramer d/b/a Kramer and Associates Group in a Not-to-Exceed Amount of \$90,000 Annually Per Contractor 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)

3. Resolution #5856 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2021-4006; Development Consultants with Community Development Strategies, Inc.; Guiven LLC; and National Council for Community Development, Inc. 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 Development Funds

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

4. **Resolution #5857** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-4001; General Engineering Services with the Mannik & Smith Group, Inc.; ECS Midwest, LLC; G.J. Berding Surveying, Inc.; and Valu-Tech, Inc. d/b/a VT Design Solutions 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 Capital Grants and Development Funds

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

5. **Resolution #5858** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2022-4002: Architectural Services for 9% LIHTC with Berardi + Partners, Inc.; LDA Architects, Inc.; Meacham & Apel, Architects, Inc.; and R.E. Warner & Associates, Inc. in a Not-to-Exceed Amount of \$250,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by LIHTC and Other Development Funds, Loans, and/or Grants

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

6. **Resolution #5859** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 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 Operational Funds

(Enclosure #10) (Gary Boeres/Janell Duncan) (Roll Call)

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

There are no new construction contracts over \$100,000 this month.

5D. Adopt a Resolution – General

1. **Resolution #5860** – Resolution Acknowledging the Submission of a Grant Application to Hamilton County Community Development Fund for American Rescue Plan Act 2023 Towards Logan Commons 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 #11) (Gary Boeres) (Roll Call)

2. **Resolution #5861** – Resolution Acknowledging the Submission of a Grant Application to the City of Cincinnati Department of Community and Economic Development for Notice of Funding Availability 2023 Towards the Race Street Apartments 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 #12) (Gary Boeres) (Roll Call)

3. **Resolution #5862** – Resolution for Adoption of Roth 457 Investment Option Within the Ohio Deferred Compensation Plan Implemented by Cincinnati Metropolitan Housing Authority as an Additional Retirement Investment Tool for Its Employees

(Enclosure #13) (Lisa Thomas) (Roll Call)

4. **Resolution #5863** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-1008; Inspection Services for Public Housing with U.S. Inspection Group, Inc. and Focus on Housing in a Not-to-Exceed Amount of \$80,000 Annually Per Contractor 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)

5. **Resolution #5864** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2023-1013; Pest Control Services with the Terminix International Company Limited Partnership d/b/a Terminix Commercial; Bug Patrol of Ohio, LLC; and High Rock Pest Control, LLC in a Not-to-Exceed Amount of \$80,000 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)

6. **Resolution #5865** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-7001; Hotel and Lodging Services with ESA P Portfolio Operating Lessee LLC and Meer Magan LLC d/b/a Quality Inn & Suites 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), Capital Grants, and Development Funds

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

7. **Resolution #5866** – Resolution Authorizing the Creation of CMHA Race Street LLC and Approving Its Bylaws

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

During April 2023, Fiscal Year 2023, CMHA entered into ten (10) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA entered into one construction contract below \$100,000 in April.

(Enclosure #18) (Janell Duncan)

VI. EXECUTIVE SESSION

- Legal
- 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

Mr. Reginald J. Harris

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore