



Cincinnati Metropolitan Housing Authority  
CMHA Boardroom  
1635 Western Avenue  
Cincinnati, Ohio 45214

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Monday, October 30, 2023

**Rescheduled from October 31, 2023**

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**6:00 P.M.**

**I. AGENDA SCHEDULE**

1. Call Meeting to Order
  2. Roll Call
  3. Approval of Minutes
  4. CMHA Updates
  5. Public Comment
  6. Discussion of Secretary Recommendations
    - 6A. Financial Report
    - 6B. Request Approval to Solicit Bids
    - 6C. Resolutions – Approve Contract Renewals
    - 6D. Resolutions - Award Construction Contracts
    - 6E. Adopt a Resolution – General
  7. Leasing Action Plan Update
  8. Adjourn
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

1. Regular Board Meeting – August 22, 2023
  - (Enclosure #1)
  - (Roll Call)
2. Regular Board Meeting – September 26, 2023
  - (Enclosure #2)
  - (Roll Call)

**IV. CMHA UPDATES**

- Ms. Reema Ruberg – Choice Grant Update
- Ms. Marquita Flowers – City Code Violation Plan Update
- Mr. Joe Norton – City Code Violation Modernization Jobs
- Mr. Gary Boeres – RAD Conversion Current Projects/Next Projects Update

**V. PUBLIC COMMENT**

- **Mr. Reula Newland – HCV Landlord**

**VI. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

**6A. Approval of the Financial Report**

1. **Resolution #5922 – Resolution Approving the Bad Debt Write-Offs for September 2023**

**(Enclosure #3) (Cedric Oluoch/Marquita Flowers) (Roll Call)**

2. **Resolution #5923 – Resolution to Approve Fiscal Year 2024, September 2023 Financial Statements for the Cincinnati Metropolitan Housing Authority**

**(Enclosure #4) (Cedric Oluoch/Reema Ruberg) (Roll Call)**

**6B. Request Approval to Solicit Bids for the following items:**

1. **Resolution #5924 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

1. **SOL 2023-1029 – Vacancy Prep Unit Turnover (Make Ready) for Findlater Gardens, Winton Terrace, Millvale and High Rises**
2. **SOL 2023-1030 – Supplemental Vacancy Prep Unit Turnover (Make Ready)**
3. **SOL 2023-1031 – Plumbing Services for Scattered Sites**
4. **SOL 2023-1032 – Work Order Answering Services**
5. **SOL 2023-1033 – HVAC, Electrical and Plumbing Supplemental Services**

**(Enclosure #5) (Marquita Flowers/Janell Duncan)**

6. **SOL 2023-6002 – Data Center for Co-location Services**

**(Enclosure #5) (Mark Haas/Janell Duncan)**

7. **SOL 2024-1001 – Mowing and Landscaping Services**

**(Enclosure #5) (Marquita Flowers/Janell Duncan)**

8. **SOL 2024-2001 – Housing Choice Voucher Inspection Services**

**(Enclosure #5) (Lisa Isham/Janell Duncan) (Roll Call)**

**6C. Contract Renewals:**

**No contract renewals this month.**

**6D. Adopt a Resolution to Award the following Construction Contracts:**

**No new construction contracts this month**

**6E. Adopt a Resolution – General**

1. **Resolution #5925** – Resolution Authorizing Submittal of SAC Disposition Application for Release of Declarations of Trust on City West Lots

(Enclosure #6) (Tobias Eisenlohr) (Roll Call)

2. **Resolution #5926** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2023-1020; Snow Removal Services for Asset Management with Butler Lawn Care and Landscaping Corporation; Just Right Construction and Lawn Care Services; Terry Katz Landscaping, Inc.; Urban Care LLC; Companies by Design LLC d/b/a Refresh Property Solutions; and Brighter Day Outdoor Services, LLC 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 #7) (Marquita Flowers/Janell Duncan) (Roll Call)

During September 2023, Fiscal Year 2024, CMHA entered into nineteen (19) non-construction contracts with not-to-exceed minimum amounts \$100,000 and one joinder. CMHA entered into one (1) construction contract below \$100,000 in September.

(Enclosure #8) (Janell Duncan)

**VII. LEASING ACTION PLAN UPDATE**

- Ms. Marquita Flowers

**VIII. 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. Bernadette Watson**

**Mr. Edward R. O'Donnell**

**Mr. Kevin M. Moore**