



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, February 27, 2024

6:00 P.M.

I. AGENDA SCHEDULE

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

III. APPROVAL OF MINUTES

- 1. Public Hearing Meeting – January 26, 2024 (Rescheduled from January 30, 2024)**
(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – January 26, 2024 (Rescheduled from January 30, 2024)**
(Enclosure #2) (Roll Call)

IV. CMHA UPDATES

- Ms. Marquita Flowers – City/County/Health Codes Violations Update**
- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management**
- Mr. Joe Norton – City/County/Health Codes Violations Capital Update**
- Ms. Lisa Thomas – Human Resources Update**

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

- 1. Resolution #5966 – Resolution Approving the Bad Debt Write-Offs for January 2024**

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

- 2. Resolution #5967 – Resolution to Approve Fiscal Year 2024, December 2023 and January 2024 Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

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

- 1. Resolution #5968 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-1016 – Flooring Installation and Repair**

(Enclosure #5) (Marquita Flowers/Ashley Clericus)

- 2. SOL 2024-3005 – 1607 De Armand Avenue Modernization**

- 3. SOL 2024-3006 – 417 Catherine – Retaining Wall Stabilization**

(Enclosure #5) (Joe Norton/Ashley Clericus) (Roll Call)

5C. Contract Renewals:

- 1. Resolution #5969 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2021-1003; Waste Collection Services with Rumpke of Ohio, Inc. in a Not-to-Exceed Amount of \$1,000,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #6) (Marquita Flowers/Ashley Clericus) (Roll Call)

- 2. Resolution #5970 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-3017; Security Camera Systems and Access Control with ELA Holding Corporation d/b/a Turnkey Technology; Technology Install Partners, LLC; and Ocean 10 Security LLC Not-to-Exceed the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), Capital Grants and Emergency Grant Funds. Each Contractor has a Not-to-Exceed Amount of \$250,000 Annually To Be Used for Projects Under \$100,000 Per Project. Any Project Exceeding \$100,000 Will Be Subject to Board Approval**

(Enclosure #7) (Joe Norton/Ashley Clericus) (Roll Call)

3. **Resolution #5971** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2023-1003; Fire Alarm Services with Seco Electric Co., Inc.; and Integrated Protection Services, Inc. in a Not-to-Exceed Amount of \$120,000 Annually for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #8) (Marquita Flowers/Ashley Clericus) (Roll Call)

4. **Resolution #5972** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2023-1010 Trash and Bulk Furniture Removal Services with Clayton Walker; 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 #9) (Marquita Flowers/Ashley Clericus) (Roll Call)

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

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

5E. Adopt a Resolution – General

1. **Resolution #5973** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Enter Data Use Agreement with Strategies to End Homelessness (STEH)

(Enclosure #10) (Tobias Eisenlohr) (Roll Call)

2. **Resolution #5974** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit Rental Assistance Demonstration (RAD) Applications for 17 Units at the Asset Management Project Known as Crotty Court

(Enclosure #11) (Gary Boeres) (Roll Call)

3. **Resolution #5975** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of Crotty Court and the Authority to Negotiate and Execute Documents for the Purposes of Applying for Financing for Redevelopment, Which Includes Applying for Soft Funding, Engaging Lenders, and Other Vendors

(Enclosure #12) (Gary Boeres) (Roll Call)

4. **Resolution #5976** – Resolution Acknowledging the Submission of a Grant Application to the Hamilton County Community Development Fund for the Home Funds 2024 Towards Crotty Court in the Amount of \$750,000 and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue the Application and Accept and Expend Any and All Funds if Awarded

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

5. **Resolution #5977** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit Rental Assistance Demonstration (RAD) Applications for 23 Units at the Asset Management Project Known as Race Street Apartments

(Enclosure #14) (Gary Boeres) (Roll Call)

6. **Resolution #5978** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of Race Street Apartments and Authority to Negotiate and Execute Documents for the Purposes of Applying for Financing for Redevelopment, Which Includes Applying for Soft Funding, Engaging Lenders, and Other Vendors

(Enclosure #15) (Gary Boeres) (Roll Call)

7. **Resolution #5979** – Resolution Acknowledging the Submission of a Grant Application to the City of Cincinnati Community Development Fund for the American Rescue Plan Act 2024 Towards Race Street Apartments in the Amount of \$940,000 and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue the Application and Accept and Expend Any and All Funds if Awarded

(Enclosure #16) (Gary Boeres) (Roll Call)

8. **Resolution #5980** – Resolution Acknowledging the Submission of a Grant Application to the City of Cincinnati Community Development Fund for the American Rescue Plan Act 2024 Towards Beechwood Apartments in the Amount of \$2,250,000 and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue the Application and Accept and Expend Any and All Funds if Awarded

(Enclosure #17) (Gary Boeres) (Roll Call)

9. **Resolution #5981** – Resolution Acknowledging the Submission of a Grant Application to the Hamilton County Community Development Fund for the American Rescue Plan Act 2024 Towards Hamilton County Affordable Housing in the Amount of \$4,500,020 and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue the Application and Accept and Expend Any and All Funds if Awarded

(Enclosure #18) (Gary Boeres) (Roll Call)

10. **Resolution #5982** – Resolution Authorizing the Submission of an Application for a Grant Award to HUD and Department of Energy (DOE) for the Notice of Funding Opportunity Green and Resilient Retrofit Program – Leading Edge 2023/2024 Grant Towards Baldwin Grove in the Amount of \$6,000,000 and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Accept Any and All Funds if Awarded

(Enclosure #19) (Gary Boeres) (Roll Call)

11. **Resolution #5983** – Resolution Adopting Changes in the Procurement Policy for the Cincinnati Metropolitan Housing Authority

(Enclosure #20) (Ashley Clericus) (Roll Call)

12. **Resolution #5984** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2021-1003: Waste Collection Services with Rumpke of Ohio, Inc., Funded by Operational Funds (Asset Management)

(Enclosure #21) (Marquita Flowers/Ashley Clericus) (Roll Call)

13. **Resolution #5985** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1003; Supplemental Hotel and Lodging Services with ESA P Portfolio Operating Lessee, LLC d/b/a Extended Stay and Meer Magan LLC d/b/a Quality Inn & Suites 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 #22) (Marquita Flowers/Ashley Clericus) (Roll Call)

14. **Resolution #5986** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1012; Appliance and Plumbing Parts with Winstel Controls, Inc. in a Not-to-Exceed Amount of \$75,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #23) (Marquita Flowers/Ashley Clericus) (Roll Call)

15. **Resolution #5987** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-7001; Media Services with GÜD Marketing, Inc. 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 (COCC)

(Enclosure #24) (Mr. Johnson/Ashley Clericus) (Roll Call)

16. Resolution #5988 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Award a Contract for Employer Health Insurance Coverage to United Healthcare; Stop Loss Coverage to Swiss Re; Dental Insurance Coverage to Superior Dental Care; and Vision Insurance Coverage to EyeMed, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), TPS Operations Funds, Development Funds and Management Services Funds (COCC)

(Enclosure #25) (Lisa Thomas) (Roll Call)

17. Resolution #5989 – Resolution Adopting the Proposed Changes to the July 1, 2023 – June 30, 2024 Annual Plan

(Enclosure #26) (Joe Norton) (Roll Call)

During January 2024, Fiscal Year 2024, CMHA entered into four (4) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in January.

(Enclosure #27) (Ashley Clericus)

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. Bernadette Watson

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore