



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, March 26, 2024

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. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Public Hearing Meeting – February 27, 2024**

(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – February 27, 2024**

(Enclosure #2) (Roll Call)

IV. CMHA UPDATES

- Ms. Marquita Flowers/Mr. Johnson – City/County/Health Codes Violations Update**
- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management**
- Mr. Joe Norton/Mr. Johnson – City/County/Health Codes Violations Capital Update**
- Ms. Lisa Isham – HCV Operations Update**
- Mr. Joe Norton – Logan Commons Construction Update**

V. PUBLIC COMMENT

- Ms. Marcia M. Battle – Anu U-Rising CEO
- Mr. Benyahmin Yehudah – Fanci Structure Construction Owner

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

1. **Resolution #5990** – Resolution Approving the Bad Debt Write-Offs for February 2024
(Enclosure #3) (Cedric Oluoch/Marquita Flowers) (Roll Call)
2. **Resolution #5991** – Resolution to Approve Fiscal Year 2024, February 2024 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 #5992** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors
 1. SOL 2024-1029 – Supplemental Security Guard Services
 2. SOL 2024-1032 – Fire Extinguisher Services
 3. SOL 2024-1033 – Vacancy Prep Services
 4. SOL 2024-1034 – Fire Watch Services
 5. SOL 2024-1035 – Electrical Services
 6. SOL 2024-1036 – Pest Control Services
 7. SOL 2024-1037 – Work Order Services

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

8. SOL 2024-3007 – Marquette Manor – RAD Conversion Renovations
9. SOL 2024-3008 – 420 Glenwood – Retaining Wall Remediation

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

6C. Contract Renewals:

1. **Resolution #5993** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2023-6001 for Agency-Wide Application Software with Yardi Systems in a Not-to-Exceed Amount of \$453,670 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 #6) (Mark Haas/Ashley Clericus) (Roll Call)

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

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

6E. Adopt a Resolution – General

1. **Resolution #5994 – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2023-1015; Fire Watch Services with the Stonestreet Group LLC; Trustus Security LLC; Ultimate Professionals LLC; and G2 Residential Services LLC, Funded by Operational Funds (Asset Management)**

(Enclosure #7) (Marquita Flowers/Ashley Clericus) (Roll Call)

2. **Resolution #5995 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2024-6001; Data Center for Co-Location Services with PCD Network Solutions, Inc. d/b/a 3Z.Net in a Not-to-Exceed Amount of \$30,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)**

(Enclosure #8) (Mark Haas/Ashley Clericus) (Roll Call)

3. **Resolution #5996 – Resolution Adopting the Flat Rents Update for the Asset Management Program**

(Enclosure #9) (Marquita Flowers) (Roll Call)

4. **Resolution #5997 – Resolution Authorizing the Submission of an Application to HUD’s Special Application Center for the Disposition of 7 E. McMillan, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into an Option Agreement for Its Sale, At or Above Fair Market Value (FMV) with Uptown Properties**

(Enclosure #10) (Joe Norton) (Roll Call)

5. **Resolution #5998 – Resolution Authorizing the Submission of an Application to HUD’s Special Application Center for the Disposition of 1048 and 1053 Considine Avenue, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into an Option Agreement for Its Sale, At or Above Fair Market Value (FMV) with Santa Maria Community Services, Inc.**

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

6. **Resolution #5999 – Resolution Approving the MOD Rehab Contract OH004MR0002 FY2025 Budget and Funds Request by the Cincinnati Metropolitan Housing Authority**

(Enclosure #12) (Cedric Oluoch/Lisa Isham) (Roll Call)

During February 2024, Fiscal Year 2024, CMHA entered into seven (7) non-construction contracts with not-to-exceed minimum amounts of \$100,000. CMHA entered into one (1) construction contract below \$100,000 in February.

(Enclosure #13) (Ashley Clericus)

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

Ms. Bernadette Watson

Mr. Edward R. O'Donnell

Mr. Kevin M. Moore