



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 30, 2024

6:00 P.M.

I. AGENDA SCHEDULE

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

III. APPROVAL OF MINUTES

- 1. FY2024-2025 Annual Plan Public Hearing Meeting – March 26, 2024**

(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – March 26, 2024**

(Enclosure #2) (Roll Call)
- 3. Special Board Meeting | Annual Plan – April 9, 2024**

(Enclosure #3) (Roll Call)

IV. CMHA 5-YEAR STRATEGIC PLAN UPDATE

- Ms. Ellen Kelly – Rice Education Consulting, LLC**

V. CMHA UPDATES

- Ms. Marquita Flowers – City/County/Health Codes Violations Update
- Mr. Joe Norton – City/County/Health Codes Violations Capital Update
- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management
- Mr. Gary Boeres – Development Updates/New Funding

VI. PUBLIC COMMENT

- Mr. Bart Mitchell- President & CEO, The Community Builders
- Mr. Ben Yehudah – Fanci Structure Construction Owner

VII. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

7A. Approval of the Financial Report

1. **Resolution #6001** – Resolution Approving the Bad Debt Write-Offs for March 2024
(Enclosure #4) (Cedric Oluoch/Marquita Flowers) (Roll Call)
2. **Resolution #6002** – Resolution to Approve Fiscal Year 2024, March 2024 Financial Statements for the Cincinnati Metropolitan Housing Authority
(Enclosure #5) (Cedric Oluoch/Reema Ruberg) (Roll Call)
3. **Resolution #6003** – Resolution Approving the Fiscal Year 2024 Budget Revision for Asset Management for the Cincinnati Metropolitan Housing Authority
(Enclosure #6) (Cedric Oluoch/Reema Ruberg) (Roll Call)

7B. Request Approval to Solicit Bids for the following items:

1. **Resolution #6004** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors
 1. SOL 2024-1043 – Inspection Services and Training
 2. SOL 2024-1044 – Hotel and Lodging Services
 3. SOL 2024-1045 – Roofing and Gutter Repair and Cleaning
 4. SOL 2024-1046 – Welding Services(Enclosure #7) (Marquita Flowers/Ashley Clericus)
5. SOL 2024-5009 – Contract Labor and Executive Search Services for Finance and Executive Positions
6. SOL 2024-5010 – Healthcare Broker
(Enclosure #7) (Lisa Thomas/Ashley Clericus)
7. SOL 2024-7005 – General Legal Services
(Enclosure #7) (Tobias Eisenlohr/Ashley Clericus) (Roll Call)

7C. Contract Renewals:

1. **Resolution #6005** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2021-7004; Printing and Mailing Services with Jos. Berning Printing Co.; and Specialty Lithographing Company in a Not-to-Exceed Amount of \$400,000 Annually Per Contractor 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 #8) (Marquita Flowers/Lisa Isham/Ashley Clericus) (Roll Call)

2. **Resolution #6006** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-3018; Commercial and Residential Real Estate Broker Services with Fri Mason, LLC d/b/a Keller Williams Advisors Realty Not-to-Exceed 8.5% of the Sale or Purchase Price or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants and Project Development Funds, or Sale Proceeds

(Enclosure #9) (Joe Norton/Ashley Clericus) (Roll Call)

7D. Adopt a Resolution to Award the following Construction Contracts:

1. **Resolution #6007** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3010 with TK Elevator Corporation for Elevator Modernization at The President for the Amount of \$1,011,635, Funded by Capital Grant Funds

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

2. **Resolution #6008** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3011 with TK Elevator Corporation for Elevator Modernization at The Redding for the Amount of \$835,351, Funded by Capital Grant Funds

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

7E. Adopt a Resolution – General

1. **Resolution #6009** – Resolution Authorizing for the Disposition of 2013 Misty Hill, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Sale Agreement for Its Sale, At or Above FMV

(Enclosure #12) (Joe Norton) (Roll Call)

2. **Resolution #6010** – Resolution Authorizing for the Disposition of 722 Third Street, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Sale Agreement for Its Sale, At or Above FMV

(Enclosure #13) (Joe Norton) (Roll Call)

3. **Resolution #6011** – Resolution Authorizing the Submission of a Section 18 Disposition Application to the Department of Housing and Urban Development for Winton Terrace

(Enclosure #14) (Joe Norton) (Roll Call)

4. **Resolution #6012** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1005; Code Violation Repairs and Pest Control Services with Ampulex Environmental Solutions, LLC; Diamond Professional Contractors, LLC; Prestige Home Improvement and Roofing, LLC; and My Home Pro, LLC 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 Operational Funds (Asset Management)

(Enclosure #15) (Marquita Flowers/Ashley Clericus) (Roll Call)

5. **Resolution #6013** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1016; Flooring Installation and Repair Services with Diamond Professional Contractors, LLC; and My Home Pro, LLC in a Not-to-Exceed Amount of \$500,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #16) (Marquita Flowers/Ashley Clericus) (Roll Call)

6. **Resolution #6014** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1031; Fire Watch Services at Marquette Manor with Trustus Security LLC; and J.T.L. Electric, Inc. 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 #17) (Marquita Flowers/Ashley Clericus) (Roll Call)

7. **Resolution #6015** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1032; Fire Extinguisher Services with Brakefire, Inc. d/b/a Silco Fire & Security in a Not-to-Exceed Amount \$90,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #18) (Marquita Flowers/Ashley Clericus) (Roll Call)

8. **Resolution #6016** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into an Additional Contract for Solicitation 2024-5004; Fee Accountant Services with Emerge Accounting CPA, PC and BDO USA, P.C. 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 Management Services Funds (COCC)

(Enclosure #19) (Cedric Oluoch/Ashley Clericus) (Roll Call)

9. **Resolution #6017** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into an Additional Contract for Solicitation 2024-7001; Media Services with LQ Consulting in a Not-to-Exceed Amount of \$75,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

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

During March 2024, Fiscal Year 2024, 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 #21) (Ashley Clericus)

VIII. EXECUTIVE SESSION

- Legal
- Real Estate

IX. 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