



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 28, 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. Executive Session**
 - Personnel**
 - Real Estate**
 - Legal**
 - 7. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – April 30, 2024**

(Enclosure #1) (Roll Call)

IV. CMHA UPDATES

- Procurement Compliance Review from Cherry Bekaert LLP**
- 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. Mark Haas – Information Technology 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 #6018 – Resolution Approving the Bad Debt Write-Offs for April 2024**

(Enclosure #2) (Cedric Oluoch/Marquita Flowers) (Roll Call)

- 2. Resolution #6019 – Resolution to Approve Fiscal Year 2024, April 2024 Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #3) (Cedric Oluoch/Reema Ruberg) (Roll Call)

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

- 1. Resolution #6020 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-3013 – 8443 Linderwood Ln. - Modernization**
- 2. SOL 2024-3014 – 857 Rosetree Ln. – Modernization**
- 3. SOL 2024-3015 – 1083 Azure Ct. - Modernization**
- 4. SOL 2024-3016 – 1476 Verdale – Modernization**
- 5. SOL 2024-3017 – 1619 Pinebluff Ln. - Modernization**
- 6. SOL 2024-3018 – 1647 Beacon St. - Modernization**
- 7. SOL 2024-3019 – 1656 Barnsdale Ct. - Modernization**
- 8. SOL 2024-3020 – 6418 Beechmont Ave. - Modernization**
- 9. SOL 2024-3021 – 6422 Sherman Ave. - Modernization**
- 10. SOL 2024-3022 – 7109 Monogahela Dr. - Modernization**
- 11. SOL 2024-3023 – Renovation of 1706 through 1728 Race St.**

(Enclosure #4) (Joe Norton/Ashley Clericus)

- 12. SOL 2024-4003 – Architecture and Engineering Services**
- 13. SOL 2024-4004 – Physical Needs Assessment**

(Enclosure #4) (Joe Norton/Ashley Clericus)

- 14. SOL 2024-6002 – IT Fiber Installation**

(Enclosure #4) (Mark Haas/Ashley Clericus) (Roll Call)

5C. Contract Renewals:

1. **Resolution #6021** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2021-3003; Construction Cost Estimating with PMA Consultants LLC and Browne E & C Services, Inc. d/b/a Browne Engineering and Construction 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 Grant and Development Funds

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

2. **Resolution #6022** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2021-3004; Special Inspections and Testing Services with ATC Group Services LLC in a Not-to-Exceed Amount of \$100,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Grant and Development Funds

(Enclosure #6) (Joe Norton/Ashley Clericus) (Roll Call)

3. **Resolution #6023** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third 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/Ashley Clericus) (Roll Call)

4. **Resolution #6024** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-4006; Consultants for Analysis for Year 15 Exit from LIHTC with Baker Tilly US, LLP; and Ithaka Advisory, 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 or Development Funds

(Enclosure #8) (Reema Ruberg/Ashley Clericus) (Roll Call)

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

1. **Resolution #6025** – Resolution Retroactively Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with a Project Under Contract 2022-3017-03 with ELA Holdings d/b/a Turnkey Technology for the Emergency Installation of Security Camera Systems and Access Control at Marquette Manor for the Amount of \$217,135.77, Funded by Capital Funds

(Enclosure #9) (Joe Norton) (Roll Call)

5E. Adopt a Resolution – General

- 1. Resolution #6026 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1029; Supplemental Security Guard Services, to Start July 1, 2024, with Trustus Security LLC and Gracie’s Environmental Services LLC in a Not-to-Exceed Amount of \$130,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #10) (Marquita Flowers/Ashley Clericus) (Roll Call)

- 2. Resolution #6027 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1033; Vacancy Prep with Diamond Professional Contractors LLC; Terrance Shipmon d/b/a Upgrade Renovation Restoration and Repair Company; G J T Construction Inc.; Trustus Transportation LLC d/b/a Trustus Maintenance & Janitorial; Terry Jarvis d/b/a J Companies; The Stonestreet Group LLC; Santoro Hill d/b/a Behind the Lights; Howard Edwards Contractors LLC; Pleazant Contracting Services, LLC; Hill and Truss Maintenance & Janitorial Services LLC; A F.I.S.T. of Contractors LLC; Crossty Renovation Services LLC; Zoe Consulting Group, LTD; Brown Development & Construction LLC; Your Family Maid LLC; A.H.R.L.C. Property Management & Construction Company LLC; G2 Residential Services, LLC; All Your Needs 00, LLC; Cogar Enterprise, LLC; KNVY Renovations LLC; Bug Patrol of Ohio LLC; Joel Mavata d/b/a Mavtransportation; Road to Perfection LLC; Peaker Brothers Incorporated d/b/a Junk Shot of Cincinnati East and TK Property Contracting LLC in a Not-to-Exceed Amount of \$850,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #11) (Marquita Flowers/Ashley Clericus) (Roll Call)

- 3. Resolution #6028 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1034; Fire Watch Services with Red Star Solutions; Trustus Security LLC; The Stonestreet Group LLC; Ultimate Professionals LLC; Pleazant Contracting Services, LLC; Brighter Day Outdoor Services, LLC; and LS3 Services, LLC 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)**

(Enclosure #12) (Marquita Flowers/Ashley Clericus) (Roll Call)

- 4. Resolution #6029 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1035; Electrical Maintenance and Repair Services with JTL Electric, Inc.; Seco Electric Co., Inc.; and The Max Construction Group 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 #13) (Marquita Flowers/Ashley Clericus) (Roll Call)

5. **Resolution #6030** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1036; Pest Control Services with Omega Pest Control and Termites LLC; Bug Patrol of Ohio LLC; Select Pest Control, Inc.; High Rock Pest Control, LLC; and B&H Elite Complete Lawn and Garden Care 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 #14) (Marquita Flowers/Ashley Clericus) (Roll Call)

6. **Resolution #6031** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1037; Work Order Services with Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Crossty Renovation Services LLC; G2 Residential Services LLC; Brown Development & Construction LLC; A.H.R.L.C. Property Management & Construction Company, LLC; Ultimate Professionals LLC; KNAVY Renovations LLC; Triton Services, Inc.; The Stonestreet Group LLC; Santoro Hill d/b/a Behind the Lights; Seco Electric Co., Inc.; Second Chance Renovations; Howard Edwards Contractors LLC; Chase Construction & Development Group d/b/a Chase Construction & Inspection Group LLC; Terrance Shipmon d/b/a Upgrade Renovation Restoration and Repair Co.; GJT Construction Inc.; Colossal Janitorial, LLC; Blau Mechanical Inc.; Diamond Professional Contractors, LLC; GLT Renovations LLC; Prestige Home Improvement & Roofing LLC; J Companies LLC; Hill & Truss Maintenance & Janitorial Services LLC; My Home Pro LLC (MHP); and The Max Construction Group in a Not-to-Exceed Amount of \$3,600,000 Annually for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #15) (Marquita Flowers/Cedric Oluoch) (Roll Call)

7. **Resolution #6032** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1043; Inspection Services and Training with U.S. Inspection Group, Inc. in a Not-to-Exceed Amount of \$80,000 Annually 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)

8. **Resolution #6033** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into An Agreement for the Sale of Vacant Land which was Known as Washington Terrace, At, Above or Below Fair Market Value (FMV)

(Enclosure #17) (Joe Norton) (Roll Call)

During April 2024, Fiscal Year 2024, CMHA entered into twelve (12) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in April.

(Enclosure #18) (Ashley Clericus)

VI. EXECUTIVE SESSION

- **Personnel**
- **Real Estate**
- **Legal**

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