



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, June 25, 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**
 - Legal**
 - Real Estate**
 - Personnel**
 - 7. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – May 28, 2024**

(Enclosure #1) (Roll Call)

IV. CMHA UPDATES

- Ms. Nikita Chatterjee – Customer Services Survey Update & Code Violations Update**
- Ms. Yolanda Little – Leasing Action Plan Update, Asset Management**
- Ms. Marquita Flowers – Asset Management Department 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 #6036 – Resolution Approving the Bad Debt Write-Offs for May 2024**

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

- 2. Resolution #6037 – Resolution to Approve Fiscal Year 2024, May 2024 Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #6038 – Resolution Approving the Fiscal Year 2025 Budgets for the Cincinnati Metropolitan Housing Authority**

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

- 4. Resolution #6039 – Resolution Approving the Cincinnati Metropolitan Housing Authority Audit for Fiscal Year 2023**

(Enclosure #5) (Cedric Oluoch/Reema Ruberg) (Roll Call)

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

- 1. Resolution #6040 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-1057 – Asset Management Recertifications**

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

- 2. SOL 2024-4006 – Bond Counsel Services for CMHA’s Affordable Housing Development Program**

(Enclosure #6) (Reema Ruberg/Ashley Clericus) (Roll Call)

5C. Contract Renewals:

1. **Resolution #6041** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2020-1016; Off-Duty Police Services with the City of Cincinnati Police Department and RollKall Technologies, LLC in a Not-to-Exceed Amount of \$150,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management) and Management Services Funds (COCC)

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

2. **Resolution #6042** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Memorandum of Understanding 2020-1018 for Off-Duty Sheriff's Services with the Hamilton County Sheriff's Office and 2020-1018-01 with RollKall Technologies, LLC in a Not-to-Exceed Amount of \$271,000 Annually Funded by Operational Funds (Asset Management) and \$124,000 Annually Funded by Administrative Fees (HCV) or the Board Approved Budget for a Maximum 5-Year Contract

(Enclosure 8) (Marquita Flowers/Lisa Isham/Ashley Clericus) (Roll Call)

3. **Resolution #6043** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2020-4002; Bond Counsel with Ballard Spahr LLP; Coats Rose P.C. and Taft Stettinius & Hollister LLP 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 Development Funds

(Enclosure #9) (Gary Boeres/Ashley Clericus) (Roll Call)

4. **Resolution #6044** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-4001; General Engineering Services with the Mannik & Smith Group, Inc.; ECS Midwest, LLC; G.J. Berding Surveying, Inc.; and Valu-Tech, Inc. d/b/a VT Design Solutions 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 Capital Grants and Development Funds

(Enclosure #10) (Joe Norton/Ashley Clericus) (Roll Call)

5. **Resolution #6045** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-4002; Architectural Services for 9% LIHTC with Berardi + Partners, Inc.; LDA Architects, Inc.; Meacham & Apel, Architects, Inc.; and R.E. Warner & Associates, Inc. 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 LIHTC and Other Development Funds, Loans and/or Grants

(Enclosure #11) (Joe Norton/Ashley Clericus) (Roll Call)

6. **Resolution #6046** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2023-1017; Additional Glass and Window Installation Services with Prestige Home Improvement & Roofing, LLC 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 #12) (Marquita Flowers/Ashley Clericus) (Roll Call)

7. **Resolution #6047** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2023-5007; Contract Labor and Executive Search Services with Compunnel Software Group, Inc.; Cogent Infotech Corporation; David Gomez Partners, Inc.; Vidhwan Inc. d/b/a E-Solutions; Maven Workforce Inc.; Eastern Personnel Services Inc.; Tranquil Multi Dynamic Advisory LLC (TMDA); Infojini Inc.; Reqrout, Inc.; Staffmark Investments, LLC; Trak Staffing Services; LanceSoft, Inc.; Volker & Associates, Inc.; Precision Staffing Services LLC; Aquarius Professional Staffing LLC; and NP&S Management, Inc. d/b/a S. Renee Narloch & Associates in a Not-to-Exceed Amount of \$2,160,000 Annually for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), Development Funds and TPS Operating Funds

(Enclosure #13) (Lisa Thomas/Ashley Clericus) (Roll Call)

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

1. **Resolution #6048** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2023-3021 for Painting All Common Areas at The President Building with Prestige Home Improvements for the Amount of \$140,000, Funded by Capital Funds

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

2. **Resolution #6049** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3006 for Retaining Wall Stabilization and Foundation Underpinning at 417 Catherine Avenue with the Dwyer Company, Inc. for the Amount of \$406,000, Funded by Capital Funds

(Enclosure #15) (Joe Norton) (Roll Call)

5E. Adopt a Resolution – General

1. **Resolution #6050** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Co-Developer Agreement with Kaiker Development Company, LLC for the Rehabilitation of Race Street as Part of the Conversion to the Rental Assistance Demonstration (RAD)

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

2. **Resolution #6051** – Resolution Adopting the 2025-2029 Strategic Plan of the Cincinnati Metropolitan Housing Authority
(Enclosure #17) (Mr. Johnson) (Roll Call)
3. **Resolution #6052** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2022-1009; Electrical Maintenance and Repair Services with Seco Electric Co., Inc., Funded by Operational Funds (Asset Management)
(Enclosure #18) (Marquita Flowers/Ashley Clericus) (Roll Call)
4. **Resolution #6053** – Resolution Authorizing the Chief Executive Officer of The Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1054; Carbon Monoxide And Smoke Detector Installation and Verification With Chase Construction & Development Group, LLC; Yes We Can LLC; A.H.R.L.C. Property Management & Construction Company LLC; Cogar Enterprise LLC; and Your Family Maid LLC in a Not-To-Exceed Amount of \$125,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)
(Enclosure #19) (Marquita Flowers/Ashley Clericus) (Roll Call)
5. **Resolution #6054** – Resolution Authorizing the Chief Executive Officer of The Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-5009; Contract Labor And Executive Search Services for Finance and Executive Positions with RADgov, Inc.; Tryfacta, Inc.; InfiCare Health Inc. d/b/a InfiCare Tech; Info Way Solutions LLC; Abacus Service Corporation; Athena Consulting, LLC; 22nd Century Technologies, Inc.; Clovity Inc.; Infojini Inc.; Maven Workforce Inc.; Compunnel Software Group, Inc.; Technostaff LLC d/b/a HonorVet Technologies; SoftSages LLC; eNcloud Services LLC; Volitiion IIT Inc.; Cogent Infotech Corporation; Think Beyond Inc.; LanceSoft, Inc.; Akshar IT Solutions LLC d/b/a Akshar Staffing; Diskriter, Inc.; Precision Staffing Services, LLC; BOTG LLC; Vish Consulting Services, Inc.; Aquarius Professional Staffing; California Creative Solutions, Inc.; WadiTek LLC; Eastern Personnel Services, Inc.; Elegant Enterprise-Wide Solutions, Inc.; Broadview Technical Solutions; BayInfotech, LLC; EITACIES Inc.; and MSys, Inc. In A Not-To-Exceed Amount of \$225,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)
(Enclosure #20) (Lisa Thomas/Ashley Clericus) (Roll Call)
6. **Resolution #6055** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2024-5010; Healthcare Broker Services with Taylor Oswald LLC in a Not-To-Exceed Amount of \$50,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)
(Enclosure #21) (Lisa Thomas/Ashley Clericus) (Roll Call)

7. **Resolution #6056** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2024-6003; Ethernet Services with Cincinnati Bell Telephone Company, LLC d/b/a AltaFiber in a Not-To-Exceed Amount of \$175,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #22) (Mark Haas/Ashley Clericus) (Roll Call)

8. **Resolution #6057** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-7005; General Legal Services with Adams Law, PLLC; Roetzel & Andress, A Legal Professional Association; Finney Law Firm LLC; Bricker Graydon LLP; Saxon Gilmore & Carraway, P.A.; Arnall Golden Gregory LLP; and Scale LLP 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 Management Services Funds (COCC)

(Enclosure #23) (Geri Hernandez/Tobias Eisenlohr/Ashley Clericus) (Roll Call)

9. **Resolution #6058** – Resolution Approving the Collective Bargaining Agreement Between the Building Trades and Cincinnati Metropolitan Housing Authority

(Enclosure #24) (Lisa Thomas) (Roll Call)

During May 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 May.

(Enclosure #25) (Ashley Clericus)

VI. EXECUTIVE SESSION

- Legal
- Real Estate
- Personnel

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