



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, September 24, 2024

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Kings and Queens Update
 5. CMHA Updates
 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. Regular Board Meeting – August 22, 2024 (**Rescheduled from August 20, 2024**)
(Enclosure #1) (Roll Call)

IV. KINGS AND QUEENS UPDATE

- Mr. Mitch Morris – Save our Youth Kings and Queens

V. CMHA UPDATES

- Ms. Nikita Chatterjee – Code Violations Update
- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management
- Mr. Joe Norton – Code Violations Capital Update
- Mr. Gary Boeres – Development Update Current/Future Fiscal Year 2025 Projects
- Ms. Lisa Isham – HOTMA Update
- Ms. Reema Ruberg – City West Update
- PHAS Strategy Plan

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

- 1. Resolution #6089 – Resolution Approving the Bad Debt Write-Offs for August 2024**

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

- 2. Resolution #6090 **REVISED** – Resolution to Approve Fiscal Year 2025, July and August 2024 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

6B. Request Approval to Solicit Bids for the following items:

- 1. Resolution #6091 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-1064 – Supplemental Pest Control**
- 2. SOL 2024-1071 – Supplemental Vacancy Prep**
- 3. SOL 2024-1072 – Supplemental Janitorial Services**

(Enclosure #4) (Marquita Flowers/Marco Benavides)

- 4. SOL 2024-2007 – HQS/NSPIRE Inspection Services**

(Enclosure #4) (Lisa Isham/Marco Benavides)

- 5. SOL 2024-3028 – Renovation of 5274 Holland**
- 6. SOL 2024-3029 – 1607 De Armand Avenue Modernization**
- 7. SOL 2024-3032 – Window Replacement at Race Street Properties**
- 8. SOL 2024-3033 – 3700 Reading Road – Garage Assessment**
- 9. SOL 2024-3034 – 1873-1879 Provincial Court – Modernization**

(Enclosure #4) (Joe Norton/Marco Benavides)

THE FOLLOWING ITEMS HAVE BEEN POSTED

- 1. SOL 2024-1061 – Work Order Answering Services**
- 2. SOL 2024-1062 – Supplemental Plumbing Services**
- 3. SOL 2024-1063 – Supplemental HVAC Services**
- 4. SOL 2024-1065 – Supplemental Work Order Services**
- 5. SOL 2024-1067 – Property Management for Findlater Gardens, Winton Terrace and Millvale**
- 6. SOL 2024-1068 – Property Management for Scattered Sites West**
- 7. SOL 2024-1070 – Code Violation Repairs and Pest Control**

(Enclosure #4) (Marquita Flowers/Marco Benavides)

8. SOL 2024-3030 – Marquette Manor – Parking Lot Construction
9. SOL 2024-3031 – Marquette Manor – Solar Array
10. SOL 2024-3035 – Internet Services for Findlater Gardens

(Enclosure #4) (Joe Norton/Marco Benavides) (Roll Call)

6C. Contract Renewals:

1. **Resolution #6092** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2020-4003; Development Partners for Projects Located in Hamilton County, Ohio with Gorman & Company, LLC for a Maximum 5-Year Contract, Funded by Development Funds

(Enclosure #5) (Gary Boeres/Marco Benavides) (Roll Call)

2. **Resolution #6093** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2022-1010; Call Center Services/Customer Service for Housing Choice Voucher Program with 22nd Century Technologies, Inc. in a Not-to-Exceed Amount of \$381,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

(Enclosure #6) (Lisa Isham/Marco Benavides) (Roll Call)

3. **Resolution #6094** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-7001; Automotive Maintenance and Repair Services with Elite Automotive LLC in a Not-to-Exceed Amount of \$200,000 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 #7) (Marco Benavides) (Roll Call)

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

1. **Resolution #6095** – Resolution 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 Installation of Security Camera Systems and Access Control at Redding Tower for the Amount of \$253,675.00, Funded by Capital Funds

(Enclosure #8) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #6096 **REVISED** – Resolution Authorizing the Execution of General Depository Agreements Between Cincinnati Metropolitan Housing Authority and US Bank and Fifth Third Bank**

(Enclosure #9) (Cedric Oluoch) (Roll Call)

2. **Resolution #6097 – Resolution Authorizing the Chief Executive Officer of The Cincinnati Metropolitan Housing Authority to Pursue and Execute Documents in Order to Submit for a Commitment to Enter Into a Housing Assistance Payments Contract (CHAP) for Winton Terrace, Findlater Gardens, Stanley Rowe, Millvale, Maple Tower, President, Redding, and City West; and to Execute Any Additional Documentation Required to Complete the CHAP Applications for These Sites**

(Enclosure #10) (Gary Boeres) (Roll Call)

3. **Resolution #6098 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of Maple Tower and Granting Signature Authority to Execute Documents for the Purpose of Applying for Financing, Which Includes Engaging Lenders, and Engaging Tax Credit Syndicators**

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

4. **Resolution #6099 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of The President and Authority to Negotiate and Execute Documents for the Purposes of Applying for Financing for Redevelopment, Which Includes Applying for 4% or 9% Low Income Housing Tax Credits, Engaging Lenders, and Engaging Tax Credit Syndicators**

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

5. **Resolution #6100 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of The Redding and Authority to Negotiate and Execute Documents for the Purposes of Applying for Financing for Redevelopment, Which Includes Applying for 4% or 9% Low Income Housing Tax Credits, Engaging Lenders, and Engaging Tax Credit Syndicators**

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

6. **Resolution #6101 **REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of City West and Granting Signature Authority to Execute Documents for the Purpose of Applying for Financing, Which Includes Engaging Lenders, Tax Credit Syndicators and the Application for a HUD Section 108 Loan**

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

7. **Resolution #6102** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit Grant Application for Public Housing Capital Fund Emergency and Non-Presidentially Declared Natural Disaster Application, If Awarded, Authorizing CEO to Execute All Necessary Documentation for Acceptance of this Grant

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

8. **Resolution #6103** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Amend the CMHA Residential Lease to Prohibit Use of Appliances Using Excessive Energy and/or Posing a Fire Hazard

(Enclosure #16) (Tobias Eisenlohr) (Roll Call)

During August 2024, Fiscal Year 2024, CMHA entered into eleven (11) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA entered into two (2) construction contracts below \$100,000 in August.

(Enclosure #17) (Marco Benavides)

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