



Cincinnati Metropolitan Housing Authority  
West Union Square  
2942 Banning Road  
Cincinnati, Ohio

**CMHA BOARD OF COMMISSIONERS**

**REGULAR MEETING AGENDA**

**BOARD OF COMMISSIONERS**

**Cincinnati, Ohio**

**Tuesday, October 29, 2024**

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**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. Adjourn**
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – September 24, 2024**

**(Enclosure #1) (Roll Call)**

**IV. CMHA UPDATES**

- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management**
- Ms. Nikita Chatterjee – Code Violations and Customer Service Update**
- Mr. Joe Norton – Code Violations Modernization/Capital Update**
- Ms. Reema Ruberg – City West Update**
- Ms. Lisa Isham – HCV Shortfall Update**
- Ms. Michelle Knight – Quarterly Communications Update**
- Mr. Cedric Oluoch – PHAS Report 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 #6104 – Resolution Approving the Bad Debt Write-Offs for September 2024**

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

- 2. Resolution #6105 – Resolution to Approve Fiscal Year 2025, September 2024 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #6106 – Resolution Approving the Fiscal Year 2025 Budget Revision for Management Services (COCC)**

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

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

- 1. Resolution #6107 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-1076 – Landscape and Mowing**
- 2. SOL 2024-1077 – Bulk and Grounds Litter Pickup**
- 3. SOL 2024-1078 – Supplemental Fire Alarm Services**

**(Enclosure #5) (Marquita Flowers/Marco Benavides)**

- 4. SOL 2024-3037 – Cleaney Units 1 &2 – Comprehensive Modernization**

**(Enclosure #5) (Joe Norton/Marco Benavides)**

- 5. SOL 2024-5017 – Direct Placement Recruitment**
- 6. SOL 2024-5018 – Banking Services**

**(Enclosure #5) (Lisa Thomas/Cedric Oluoch/Marco Benavides) (Roll Call)**

**5C. Contract Renewals:**

- 1. Resolution #6108 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-2001; HCV Inspection Services with Gilson Software Solutions – PHA, LLC in a Not-to-Exceed Amount of \$250,000 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)**

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

- 1. Resolution #6109 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3032 with Kaiker Development + Construction for Window Replacement of OTR Properties at 1706, 1708, 1714, 1716, 1718, 1726 & 1728 Race Street for the Amount of \$700,000.00, Funded by Capital Funds**

**(Enclosure #7) (Joe Norton) (Roll Call)**

- 2. Resolution #6110 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Belfor Property Restoration for Solicitation 2024-3029; Modernization of 1607 De Armand Avenue for the Amount of \$127,856.00, Funded by Capital Funds**

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

- 3. Resolution #6111 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with RWB Properties & Construction for Solicitation 2024-3023; Modernization of 8651 Desoto Drive for the Amount of \$99,500.00, Funded by Capital Funds**

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

**5E. Adopt a Resolution – General**

- 1. Resolution #6112 – Resolution Authorizing Executive Director as Signator on Moderate Rehabilitation (MOD-REHAB) Contracts Effective January 1, 2025**

**(Enclosure #10) (Lisa Isham) (Roll Call)**

- 2. Resolution #6113 – Resolution Providing Authorization for the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of Crotty Court and Mears Avenue, and Authority to Negotiate and Execute All Necessary Documents for Application Submission and Closing Preparation**

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

- 3. Resolution #6114 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Issue a Request for Qualifications, Negotiate and Execute Development and/or Co-Development Agreements for the Redevelopment of Millvale North and South**

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

4. **Resolution #6115** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Any and All Documents, or Take Any Other Action That is Necessary or Appropriate to: (1) Facilitate the Redevelopment of Marquette Manor; (2) Provide Financing to Marquette Manor for the Project; and (3) Cause Cincinnati Metropolitan Housing Authority to Execute Any Such Further Documentation for the Project

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

5. **Resolution #6116**– Resolution Authorizing Marquette Manor Development Corporation to Execute Any and All Documents, or Take Any Other Action That is Necessary or Appropriate to: (1) Facilitate the Redevelopment of Marquette Manor; (2) Cause Marquette Manor Development Corporation to Execute an Amended and Restated Operating Agreement of Marquette Manor LLC; (3) Cause Marquette Manor LLC to Enter Into Development Financing for the Project; (4) Cause Marquette Manor Corporation and/or Marquette Manor LLC to Execute Any Such Further Documentation

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

6. **Resolution #6117** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1061; Work Order Answering Services with 22<sup>nd</sup> Century Technologies, Inc.; Gilson Software Solutions – PHA, LLC; and eCallogy, LLC in a Not-to-Exceed Amount of \$87,000 Annually Per Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #15) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6118** – Resolution Authorizing Renewal of the Rights of Entry to Local Law Enforcement Agencies to Enter Onto CMHA Properties

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

8. **Resolution #6119** – Resolution Authorizing Fourth Renewal of Lease Agreement with City of Cincinnati for Use of the Millvale Recreation Center

(Enclosure #17) (Tobias Eisenlohr) (Roll Call)

During September 2024, Fiscal Year 2024, CMHA entered into three (3) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA entered into one (1) construction contract below \$100,000 in September.

(Enclosure #18) (Marco Benavides)

## VI. 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**