



Cincinnati Metropolitan Housing Authority
The Reserve on South Martin
7363 Martin Street
Cincinnati, Ohio

CMHA BOARD OF COMMISSIONERS

REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Tuesday, November 26, 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. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – October 29, 2024

(Enclosure #1) (Roll Call)

IV. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management
- Ms. Nikita Chatterjee – Code Violations Update
- Mr. Joe Norton – Code Violations Modernization/Capital Update
- Ms. Jeanne Johnson – Human Resources Update (Staffing Overview)
- Mr. Henry Oberson – Current Audit Update
- Ms. Marquita Flowers – PHAS Update
- Mr. Gregory Johnson, CEO – City West 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 #6120 – Resolution Approving the Bad Debt Write-Offs for October 2024**

(Enclosure #2) (Henry Oberson/Marquita Flowers) (Roll Call)

- 2. Resolution #6121 – Resolution to Approve Fiscal Year 2025, October 2024 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #3) (Henry Oberson) (Roll Call)

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

- 1. Resolution #6122 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2024-2008 – HCV Audits**

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

5C. Contract Renewals:

- 1. Resolution #6123 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2023-4001; Project Management Consultants for Construction, Finance Development and Financial Management with Joan M. Garrity LLC; Guiven LLC; Sparks Consulting Services, LLC and Baker Tilly US, LLP in a Not-to-Exceed Amount of \$345,000 Annually for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital and Development Funds**

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

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

- 1. Resolution #6124 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2024-3004; RAD Conversion Renovations of Beechwood for the Amount of \$24,529,000, Funded by Capital and Projects Financing**

(Enclosure #6) (Joe Norton) (Roll Call)

2. **Resolution #6125** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2024-3007; RAD Conversion Renovations of Marquette Manor for the Amount of \$19,761,000, Funded by Capital and Projects Financing

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

3. **Resolution #6126** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2024-3022 with Belfor Property Restoration, 7109 Monongahela Drive – Modernization for the Amount of \$139,216.21, Funded by FY2023 Community Project Funding Grant Agreement No. B-23-CP-OH-1212

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

4. **Resolution #6127** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2024-3030; Marquette Manor Parking lot for the Amount of \$1,428,000, Funded by Capital Funds

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

5E. Adopt a Resolution – General

1. **Resolution #6128 REVISED** – 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 The Beechwood; (2) Provide Financing to Beechwood RAD, LLC for the Project; and (3) Cause Cincinnati Metropolitan Housing Authority to Execute Any Such Further Documentation for the Project

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

2. **Resolution #6129** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1057; Recertification Services with Gilson Software Solutions – PHA, LLC and Afiya Home Solutions, Inc. 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 #11) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6130** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1064; Pest Control Services with Bug Patrol of Ohio LLC; Ampulex Environmental Solutions, LLC; Rich the Pest Guy LLC; and B&H Elite Complete Lawn and Garden Care 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 #12) (Marquita Flowers/Marco Benavides) (Roll Call)

4. **Resolution #6131**– Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1065; Supplemental Work Order Services with Triton Services, Inc.; DCJ Janitorial LLC; Brighter Day Outdoor Services, LLC; Blau Mechanical Inc.; Prestige Home Improvement & Roofing LLC; Pleasant Contracting Services, LLC; Howard Edwards Contractors LLC; and Brownstone Development in a Not-to-Exceed Amount of \$200,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #13) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6132** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1070; Code Violation Repairs and Pest Control with Select Pest Control; Pleasant Contracting Services, LLC; Prestige Home Improvement & Roofing, LLC; and M&M Contracting 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 Operational Funds (Asset Management)

(Enclosure #14) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6133** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1071; Supplemental Vacancy Prep with GJT Construction Inc.; DCJ Janitorial LLC; A to Z Lawn Care LLC; Above & Beyond Expectations ABE LTD; 7Even Solutions LLC; Pell-Con Painting & Interior Design, LLC; and Smiles of Joy Cleaning Services LLC in a Not-to-Exceed Amount of \$250,000 Annually Per Contractor or the Board Approved Budget, Funded by Operational Funds (Asset Management)

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

8. **Resolution #6134** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-4004; Physical Needs Assessment with Bureau Veritas Technical Assessments LLC; and BBG 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 Capital Grants

(Enclosure #16) (Joe Norton/Marco Benavides) (Roll Call)

9. **Resolution #6115** **REVISED** – Resolution Amending Resolution No. 6115 (originally approved October 29, 2024) and Authorizing 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 #17) (Gary Boeres) (Roll Call)

During October 2024, Fiscal Year 2024, CMHA entered into seven (7) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA entered into one (1) construction contract below \$100,000 in October.

(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