



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, December 17, 2024

6:00 P.M.

I. AGENDA SCHEDULE

- 1. Call Meeting to Order**
 - 2. Roll Call**
 - 3. Approval of Minutes**
 - 4. Public Comment**
 - 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 – November 26, 2024**

(Enclosure #1)

(Roll Call)

IV. PUBLIC COMMENT

- Mr. Willis Nibert – Pinecrest Resident**

V. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Action Plan Update, Asset Management**
- Ms. Lisa Isham – HCV Shortfall Update**
- Ms. Reema Ruberg – City West Update**

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

1. **Resolution #6135** – Resolution Approving the Bad Debt Write-Offs for November 2024

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

2. **Resolution #6136** – Resolution to Approve Fiscal Year 2025, November 2024 Preliminary Financial Statement Estimates for the Cincinnati Metropolitan Housing Authority

(Enclosure #3) (Cedric Oluoch) (Roll Call)

3. **Resolution #6137** – Resolution Adopting the Proposed Changes to the July 1, 2024 – June 30, 2025 Housing Choice Voucher Administrative Plan

(Enclosure #4) (Lisa Isham) (Roll Call)

4. **Resolution #6138** – Resolution Adopting the Asset Management Designated Housing Plan for the Cincinnati Metropolitan Housing Authority

(Enclosure #5) (Marquita Flowers) (Roll Call)

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

There are no Requests to Solicit Bids this Month

6C. Contract Renewals:

1. **Resolution #6139 REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First Three Month Contract Extension Option for Contract 2024-1002; Janitorial Services for Asset Management Properties with Kare ‘N’ Cleaning Services LLC; Diamond Professional Contractors LLC; Clayton Walker; JC Janitorial LLC; Crossty Renovation Services LLC; Pleazant Contracting Services, LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Service; G2 Residential Services LLC; DCJ Janitorial LLC; Brown Development & Construction LLC; and The Stonestreet Group LLC in a Not-to-Exceed Amount of \$165,000 for the Extension Period for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #6) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6140** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1012; Appliance and Plumbing Supplies with Winstel Controls Inc. in a Not-to-Exceed Amount of \$75,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #7) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6141** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-4001; Development Consultants with Community Development Strategies, Inc.; CSG Advisors Incorporated; National Council for Community Development, Inc. d/b/a Grow America; LDA Architects, Inc.; Henge Development LLC; and Kaiker Development, 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 Capital Grants and Development Funds

(Enclosure #8) (Gary Boeres/Marco Benavides) (Roll Call)

4. **Resolution #6142** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-7001; Media Services with GUD Marketing, Inc. and LQ Consulting in a Not-to-Exceed Amount of \$75,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #9) (Michelle Knight/Marco Benavides) (Roll Call)

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

1. **Resolution #6143** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3038 with G.L. Staley Construction for the Modernization of 4168 Pitts Avenue at the Amount of \$96,500, Funded by Capital Funds

(Enclosure #10) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #6144** – Resolution Authorizing CMHA to Amend the CMHA Residential Lease to Permit the Limited Use of Appliances and Extension Cords

(Enclosure #11) (Marquita Flowers) (Roll Call)

2. **Resolution #6145** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit a Grant Application to the Hamilton County Community Development Fund for HOME Funds Towards Crotty Court in the Amount of \$750,000 on or Before December 20, 2024, and to Accept and Expend Any Funds if Awarded

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

3. **Resolution #6146 REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1080; Supplemental HVAC Services with Triton Services, Inc.; The Geiler Company, LLC; Blau Mechanical Inc.; Prestige Home Improvement and Roofing; and The Max Construction Group in a Not-to-Exceed Amount of \$600,000 Annually Per Pool of Contractors 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)

4. **Resolution #6148** – Resolution Approving the Collective Bargaining Agreement Between the International Union of Operating Engineers (IUOE) Local 20 and the Cincinnati Metropolitan Housing Authority

(Enclosure #14) (Lisa Thomas) (Roll Call)

5. **Resolution #6149** – Resolution Adopting Changes in the Procurement Policy for the Cincinnati Metropolitan Housing Authority

(Enclosure #15) (Marco Benavides) (Roll Call)

6. **Resolution #6150 REVISED** – Resolution Retroactively Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Any and All Documents Necessary for the Sale and Closing of 7 E. McMillan to Uptown Properties or Its Affiliate for \$500,000

(Enclosure #16) (Joe Norton) (Roll Call)

7. **Resolution #6151 REVISED** – Resolution Authorizing the Chief Executive Officer to Negotiate and Execute Any and All Documents Necessary for the Sale and Closing of 1048 and 1053 Considine Avenue, At or Above Fair Market Value to Santa Maria Community Services, Inc. or Its Affiliate

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

8. **Resolution #6152** – Resolution Acknowledging the Authority Provided to Approve the Second Amendment of Repayment Agreement of the Overpayment of the Energy Performance Contract Executed August 8, 2014 and Amended May 29, 2019

(Enclosure #18) (Reema Ruberg) (Roll Call)

During November 2024, Fiscal Year 2025, CMHA entered into six (6) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contract below \$100,000 in November. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #19) (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