



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, August 25, 2026

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Executive Session
 - Legal
 4. Approval of Minutes
 5. Public Comment
 6. CMHA Updates
 7. Discussion of Secretary Recommendations
 - 7A. Financial Report
 - 7B. Request for Approval to Solicit Bids
 - 7C. Resolutions – Approve Contract Renewals
 - 7D. Resolutions – Award Construction Contracts
 - 7E. Adopt a Resolution – General
 8. Executive Session
 - Real Estate
 - Personnel
 9. Adjourn
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II. ROLL CALL

III. EXECUTIVE SESSION

- Legal

IV. APPROVAL OF MINUTES

1. Regular Board Meeting – June 29, 2026 **(Rescheduled from June 30, 2026)**

(Enclosure #1)

(Roll Call)

V. PUBLIC COMMENT

- Ms. Lashanti McCurdy – Liberty Street Resident
- Ms. Krystal Coman – Anderson Ferry Road Resident
- Mr. Willis Nibert – Pinecrest Resident

VI. CMHA UPDATES

- **Ms. Marquita Flowers – Leasing Update**
- **Mr. Mark Haas – IT Highlights Update**
- **Mr. Joe Norton – Capital Grant Updates and Projects**
- **Ms. Reema Ruberg – City West Updates**

VII. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

7A. Approval of the Financial Report

1. **Resolution #6442 – Resolution Approving the Bad Debt Write-Offs for June 2026 and July 2026**

(Enclosure #2) (Shimeako Cole/Marquita Flowers) (Roll Call)

2. **Resolution #6443 – Resolution to Approve Fiscal Year 2026, June 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #3) (Shimeako Cole/Reema Ruberg) (Roll Call)

3. **Resolution #6444 – Resolution to Approve Fiscal Year 2027 Budget Revision for the Cincinnati Metropolitan Housing Authority**

(Enclosure #4) (Reema Ruberg) (Roll Call)

4. **Resolution #6445 – Resolution Approving Certification of the Section Eight Management Assessment Program (SEMAP)**

(Enclosure #5) (Lisa Isham/Shimeako Cole) (Roll Call)

5. **Resolution #6446 – Resolution Approving the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign and File the Fiscal Year 2026 HUD Form 52681 (Year End Settlement Statements for MOD Rehab)**

(Enclosure #6) (Lisa Isham/Shimeako Cole) (Roll Call)

7B. Request for Approval to Solicit Bids for the following items:

1. **Resolution #6447 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with the Request for Proposals and Solicitations for General Goods and Services and Construction from Outside Vendors**

1. **SOL 2026-1045 – Vacancy Prep Services – Winton Terrace**
2. **SOL 2026-1046 – Gutter and Downspout Cleaning, Repair and Replacement Services**

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

3. SOL 2026-2007 – HQS/NSPIRE – Inspection Services

(Enclosure #7) (Lisa Isham/ Marco Benavides)

- 4. SOL 2026-3013 – Winton Terrace - Modernization Unit Turn**
- 5. SOL 2026-3014 – Winton Terrace - Modernization 11 Craft & 30 Kings Run Ct.**
- 6. SOL 2026-3015 – Winton Terrace - Modernization 103 & 122 Craft, 512 Kings Run**
- 7. SOL 2026-3016 – Winton Terrace - Modernization 4809 & 4813 Este**
- 8. SOL 2026-3017 – Winton Terrace - Modernization 5073 Winneste**
- 9. SOL 2026-3018 – 1990, 1932, 1934, 1930, 1928, 1926 Millvale Ct. - Modernization**
- 10. SOL 2026-3019 – 2133, 2127, 2078, 2006 Millvale Ct. - Modernization**
- 11. SOL 2026-3020 – 3277, 3291, 3317, 3323 Moosewood & 3251 Beekman - Modernization**
- 12. SOL 2026-3021 – 3341, 3367, 3226 Bowling Green - Modernization**
- 13. SOL 2026-3022 – 5429, 5423 Winneste & 516 Vassar - Modernization**

(Enclosure #7) (Joe Norton/ Marco Benavides)

- 14. SOL 2026-7003 – Vehicle/Automotive Maintenance Repair Services**
- 15. SOL 2026-7005 – Janitorial Services for Campus**

(Enclosure #7) (Marco Benavides) (Roll Call)

7C. Contract Renewals:

- 1. Resolution #6448 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Exercise the Third One-Year Contract Extension Option for Contract 2023-4003; Legal Services for Construction, Real Estate and Development with Reno & Cavanaugh, PLLC; Saxon Gilmore & Carraway, P.A.; Coats Rose, P.C.; Ballard Spahr LLP; Bricker Graydon LLP; Hawkins Delafield & Wood LLP; Arnall Golden Gregory LLP; and Baker & Hostetler LLP for Non-Development Deal Legal Services in an Aggregate Amount Not to Exceed \$200,000 Annually Per the Pool of Contractors with Individual Assignments Not to Exceed \$100,000 Unless Separately Approved by the Board. This is for a Maximum 5-Year Contract, Funded by Development Funds and Capital Grants. In Addition, Firms May Be Assigned Legal Services for Individual Development Deals in an Amount Not-to-Exceed \$350,000 Per Development Deal, Subject to Board Approval of the Applicable Development Deal, with Legal Fees Paid from the Development Deal at Financial Closing**

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

- 2. Resolution #6449 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-4005; Appraisal Services with BBG Inc.; and Clarendon Valuation Advisors, LLC in a Not to Exceed Amount of \$100,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Development Funds and Capital Grants**

(Enclosure #9) (Joe Norton/Marco Benavides) (Roll Call)

3. **Resolution #6450** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1037; HVAC Services with Dawson Heating & Air Conditioning, LLC; Brownstone Development LLC; Blau Mechanical Inc.; The Geiler Company, LLC; and Triton Services, Inc. in a Not to Exceed Amount of \$600,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #10) (Marquita Flowers/Marco Benavides) (Roll Call)

4. **Resolution #6451** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1018; Security Guard Services with National Patrol Services, LLC; and Morgan Security Services LLC in a Not to Exceed Amount of \$310,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management) and Management Services Funds (COCC)

(Enclosure #11) (Marquita Flowers/Marco Benavides) (Roll Call)

5. **Resolution #6452** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1033; Roofing and Gutter Repair and Replacement with Discount Services LLC; Uptown Innovations and Renovations LLC; Brownstone Development LLC; Prestige Home Improvement & Roofing LLC; and Chase Construction & Development Group LLC in a Not to Exceed Amount of \$150,000 Annually Per the Pool of Contractors 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)

6. **Resolution #6453** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-5009; Contract Labor and Executive Search Services for Finance and Executive Positions with WadiTek LLC in a Not to Exceed Amount of \$225,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #13) (Lisa Thomas/Marco Benavides) (Roll Call)

7D. Adopt a Resolution to Award the following Construction Contracts:

1. **Resolution #6454** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with a Project Under Contract 2022-3017-03 with ELA Holding d/b/a Turnkey Technology for the Security Camera Systems at 1316 Crotty Ct. for the Amount of \$117,728.70, Funded by Capital Funds

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

2. **Resolution #6455** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Retroactively Approve the Construction Contracts for the Life Safety “Emergency” Booster Pump Installation, Replacement Generator, and Switch Gear to Power Booster Pump, Boiler System and Fire Panel at Maple Tower in the Amount of \$1,236,049, Funded by Capital Funds

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

7E. Adopt a Resolution – General

1. **Resolution #6456** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Revised Memorandum of Understanding (MOU) with Hamilton County Job and Family Services on the Application for and Administration of Fostering Youth Independence and Family Unification Vouchers and Authorize Approval for the Chief Executive Officer to Submit the Application to HUD for Additional FYI/FUP Vouchers

(Enclosure #16) (Lisa Isham) (Roll Call)

2. **Resolution #6457** – Resolution Authorizing Approval of Changes to the FY2026-2027 Administrative Plan

(Enclosure #17) (Lisa Isham) (Roll Call)

3. **Resolution #6458** – Resolution Authorizing Approval of Changes to the FY2026-2027 Administrative Plan for Exception Payment Standards

(Enclosure #18) (Lisa Isham) (Roll Call)

4. **Resolution #6459** – Resolution Adopting a Change in the Procurement Policy for the Cincinnati Metropolitan Housing Authority

(Enclosure #19) (Marco Benavides) (Roll Call)

5. **Resolution #6460** – Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1019; Recertification Services with Nan McKay and Associates, Inc.; Gilson Software Solutions-PHA, LLC; and Afiya Home Solutions, Inc. in a Not to Exceed Amount of \$140,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #20) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6461** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1020; Appliance Repair Services with OneStop Appliance Repair LLC; and All Your Needs 00 LLC in a Not to Exceed Amount of \$65,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #21) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6462** – Resolution Re-Approving Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000

(Enclosure #22) (Marco Benavides) (Roll Call)

8. **Resolution #6463** – Resolution Re-Approving the Authority of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Authorize and Sign Time Extensions and Change Orders to Contracts Not-to-Exceed 20% of the Initial Contract Amount

(Enclosure #23) (Marco Benavides) (Roll Call)

9. **Resolution #6464** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Contracts and Official HUD Documents with Dates Preceding the Next Available Board Meeting in Addition to Emergency Documents That Affect the Safety of Employees, Residents, CMHA Property and the Community at Large; All Such Actions Shall Be Presented to the Board at the Immediate Subsequent Board Meeting

(Enclosure #24) (Marco Benavides) (Roll Call)

10. **Resolution #6465** – Resolution Re-Approving Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Cooperative Purchasing Agreements with Vendors and Contractors as a Means to Implement Bulk Purchasing and to Provide Efficiencies and Cost Savings to The Authority

(Enclosure 25) (Marco Benavides) (Roll Call)

11. **Resolution #6466 REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for the Purchase of Maintenance and Software Services for 20 LVT Portable Security Camera Systems with Carahsoft Technology Corp. in a Not to Exceed Amount of \$272,99 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure 26) (Marquita Flowers/Marco Benavides) (Roll Call)

12. **Resolution #6467** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute the Letters Extending Rights of Entry to Local Law Enforcement Agencies to Enter Onto CMHA Properties

(Enclosure 27) (Geri Hernandez) (Roll Call)

13. **Resolution #6468** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute a Right of Entry Agreement with the City of Cincinnati for the Faraday Road Project

(Enclosure 28) (Joe Norton) (Roll Call)

14. **Resolution #6469** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Immediately Implement Newly Enacted Laws on the Effective Date and Directing Submission of Retroactive Board Approval at the Next Regularly Scheduled Meeting

(Enclosure 29) (Geri Hernandez) (Roll Call)

During June and July 2026, Fiscal Year 2026, CMHA entered into eight non-construction contracts with not-to-exceed minimum amounts of \$100,000. CMHA entered into six construction contracts below \$100,000 in June and July.

(Enclosure #30) (Marco Benavides)

VIII. EXECUTIVE SESSION

- Real Estate
- Personnel

IX. ADJOURN

Cincinnati Metropolitan Housing Authority

Board of Commissioners

Mr. William Myles, Chair

Ms. Mayme L. Mitchell, Vice Chair

Mr. Thomas J. Weidman

Ms. Bernadette Watson

Mr. Edward R. O'Donnell

Ms. Lann B. Field