



Cincinnati Metropolitan Housing Authority
CMHA Boardroom
1635 Western Avenue
Cincinnati, Ohio 45214

CMHA BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, Ohio

Monday, June 29, 2026

Rescheduled from June 30, 2026

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 for Approval to Solicit Bids
 - 5C. Resolutions – Approve Contract Renewals
 - 5D. Resolutions – Award Construction Contracts
 - 5E. Adopt a Resolution – General
 6. Executive Session
 - Personnel
 7. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – May 26, 2026

(Enclosure #1)

(Roll Call)

IV. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Update
- Mr. Gregory Johnson – Cash Management Policy
- Mr. Cedric Oluoch – Cash Management Implementation
- Mr. Gregory Johnson – Agency 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 #6417 – Resolution Approving the Bad Debt Write-Offs for May 2026**
(Enclosure #2) (Cedric Oluoch/Marquita Flowers) (Roll Call)
- 2. Resolution #6418 – Resolution to Approve Fiscal Year 2026, May 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**
(Enclosure #3) (Cedric Oluoch) (Roll Call)
- 3. Resolution #6419 – Resolution Approving the Fiscal Year 2027 Budget for the Cincinnati Metropolitan Housing Authority**
(Enclosure #4) (Cedric Oluoch) (Roll Call)
- 4. Resolution #6420 – Resolution Authorizing Adoption of CMHA's Newly Developed Cash Management Policy**
(Enclosure #5) (Cedric Oluoch) (Roll Call)
- 5. Resolution #6440 – Resolution Authorizing Adoption of CMHA's Newly Developed Tenants Accounts Receivable Write Off & Write Down Policy**
(Enclosure #6) (Cedric Oluoch) (Roll Call)

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

- 1. Resolution #6421 – 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 2026-1035 – Code Violation Repairs and Pest Control Services**
 - 2. SOL 2026-1036 – Snow Removal Services**
 - 3. SOL 2026-1037 – Elevator Services****(Enclosure #7) (Marquita Flowers/ Marco Benavides)**
- 4. SOL 2026-3007 – Capital Needs Assessment Services**
- 5. SOL 2026-3010 – Commercial Real Estate Broker Services**
- 6. SOL 2026-3011 – HVAC Equipment Findlater Gardens**
(Enclosure #7) (Joe Norton/ Marco Benavides)
- 7. SOL 2026-4001 – Bond Rating Advisory and Related Professional Services**
(Enclosure #7) (Gary Boeres/ Marco Benavides) (Roll Call)

5C. Contract Renewals:

1. **Resolution #6422** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Four Months Contract Extension Option for Contract 2025-1006; Recertification Services with Afiya Home Solutions, Inc.; and Gilson Software Solutions-PHA, LLC in a Not-To-Exceed Amount of \$120,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract Funded by Operational Funds (Asset Management)

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

2. **Resolution #6423** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Four Months Contract Extension Option for Contract 2025-1020; Work Order Services with GJT Construction Inc; Colossal Janitorial; CJ Hughes And Sons Plumbing, Inc.; The Stonestreet Group LLC; Diamond Professional Contractors, LLC; Cogar Enterprise LLC; Xcell Building Maintenance; Hill & Truss Maintenance & Janitorial Services LLC; Prestige Home Improvement & Roofing LLC; Pleazant Contracting Services, LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Terrance Shipmon d/b/a Upgrade Restoration Renovation and Repair Company; Howard Edwards Contractors, LLC; DCJ Janitorial LLC; J Companies LLC; GLT Renovations; From the Ground Up Renovations; D10, LLC; M&M Contracting; Second Chance Renovation 112 LLC; and KNVY Renovations In A Not-To-Exceed Amount of \$1,000,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract Funded by Operational Funds (Asset Management)

(Enclosure #8) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6424** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-4009; Supplemental Development Firms to Establish a Pool of Co-Developers Services with Gorman & Company, LLC; and Ereg Housing Preservation LLC in a Not-to-Exceed Amount of \$50,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Development Funds, Capital Grants (REC)

(Enclosure #9) (Gary Boeres/Marco Benavides) (Roll Call)

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

1. **Resolution #6425** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3004 for Beacon Glen Replacement of the Storm Water Drainage System and Concrete Patios with Triton Services, Inc. for the Amount of \$163,000, Funded by Capital Funds

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

2. **Resolution #6426** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2025-3010; Maple Tower RAD Conversion Renovations for the Amount of \$12,768,255, Funded Through LIHTC, Loans and Capital Funds

(Enclosure #11) (Joe Norton) (Roll Call)

3. **Resolution #6427** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2025-3018; Linn Street Exchange RAD Conversion Renovations for the Amount of \$8,057,038, Funded Through LIHTC, Loans and Capital Funds

(Enclosure #12) (Joe Norton) (Roll Call)

5E. Adopt a Resolution – General

1. **Resolution #6428** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Issue One or More Requests for Qualifications and/or Requests for Proposals to Solicit Qualified Professional Firms to Assist CMHA with Evaluating, Preparing for and Pursuing an Organizational Bond Rating and Related Financial Planning, Including But Not Limited To Municipal Advisory Services, Bond Counsel, Disclosure Counsel, Underwriting or Placement Services, Rating Agency Advisory Services, Trustee Services and Other Related Professional Services

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

2. **Resolution #6429** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Live View Technologies (LVT) using Joinder Contract 2026-8001 with Omina Partners and Carahsoft Technology Corp. for the Purchase of 20 LVT Portable Security Camera Systems from LVT for the Amount of \$622,700, Funded by Capital Funds

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

3. **Resolution #6430** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Complete and Execute All Due Diligence Items Necessary for the Submission of an Application to HUD’s Special Application Center (SAC) for the Disposition or Demolition of AMP 217 Millvale Apartments

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

4. **Resolution #6431** – Resolution Adopting a Change in the Procurement Policy for the Cincinnati Metropolitan Housing Authority

(Enclosure #16) (Marco Benavides) (Roll Call)

5. **Resolution #6432** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2026-1002; HVAC Services Contractor Expansion Pool with Prestige Home Improvement and Roofing in a Not-to-Exceed Amount of \$250,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #17) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6433** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1024; Alarms Systems Maintenance Repair and Monitoring Services with Brakefire, Inc. d/b/a Silco Fire & Security; Johnson Controls Fire Protection; and Seco Electric Co., Inc. 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 #18) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6434** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1029; Landscaping and Mowing Services Contractor Pool Expansion with Western Skies Landscaping, LLC; Gate Keepers Lawncare LLC; and Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services in a Not-to-Exceed Amount of \$400,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #19) (Marquita Flowers/Marco Benavides) (Roll Call)

8. **Resolution #6435** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1030; Vacancy Prep – Contractor Expansion Pool Services with Arnold Bush Investments 1971 LLC; Miracle Maintenance Pros, LLC; Terrance Shipmon d/b/a Upgrade Renovation Restoration and Repair Company; James Jackson d/b/a Pro-Contractors; Building Value LLC; Second Chance Renovation 112 LLC; Charles Sattiewhite d/b/a Sattiewhite Painting Cleaning; Diamond Professional Contractors LLC; Howard Edwards Contractors, LLC; The Stonestreet Group LLC; and Crossty Renovation Services LLC in a Not-to-Exceed Amount of \$890,000 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)

9. **Resolution #6436** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-5004; Contract Labor Services with Vastek Inc.; Sigman & Summerfield Associates, Inc.; LanceSoft, Inc.; TekisHub Consulting Services LLC; DevCare Solutions LTD.; Athena Consulting, LLC; 22nd Century Technologies, Inc.; Diskriter, Inc.; Infojini, Inc.; Firstnet Global LLC; Upsela Talent Solutions Inc.; Volker & Associates, Inc.; Corporate Temps, Inc.; Trak Group, LLC; MSys, Inc.; Qualit Resources, LLC; Elite Technical Services, Inc.; Eastern Personnel Services, Inc; HSP, Inc.; Technostaff LLC d/b/a Honorvet Technologies; Morph Enterprise LLC; Inficare Health Inc. d/b/a Inficare Tech; and Vidwan Inc. d/b/a E-Solutions in a Not-to-Exceed Amount of \$1,762,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Management Services Funds (COCC), Administrative Fees (HCV), Development Funds and TPS Operating Funds

(Enclosure 21) (Lisa Thomas/Marco Benavides) (Roll Call)

10. **Resolution #6437** – Resolution Authorizing Approval of Changes to the FY2026-2027 Administrative Plan

(Enclosure 22) (Lisa Isham) (Roll Call)

11. **Resolution #6438** – Resolution Authorizing Adoption of CMHA’s Newly Developed Cyber Security Policy

(Enclosure 23) (Mark Haas) (Roll Call)

12. **Resolution #6439** – Resolution Authorizing Adoption of CMHA’s Newly Developed Ransom Payment Policy

(Enclosure 24) (Mark Haas) (Roll Call)

During May 2026, Fiscal Year 2026, CMHA entered into five non-construction contracts with not-to-exceed minimum amounts of \$100,000. CMHA entered into two construction contracts below \$100,000 in May.

(Enclosure #25) (Marco Benavides)

VI. EXECUTIVE SESSION

- Personnel

VII. 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