



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, May 26, 2026

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Graduation Recognition Presentation
 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
-

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – April 28, 2026

(Enclosure #1)

(Roll Call)

IV. GRADUATION RECOGNITION PRESENTATION

V. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Update
- Mr. Gary Boeres – Development Update
- Ms. Reema Ruberg – Risk Management 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 #6399** – Resolution Approving the Bad Debt Write-Offs for April 2026

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

2. **Resolution #6400** – Resolution to Approve Fiscal Year 2026, April 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority

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

3. **Resolution #6401** – Resolution Authorizing the Execution of General Depository Agreements Between Cincinnati Metropolitan Housing Authority and US Bank and Fifth Third Bank

(Enclosure #4) (Cedric Oluoch) (Roll Call)

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

1. **Resolution #6402** **REVISED** – 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 2026-1025 – Glass Window Repair Services
2. SOL 2026-1026 – Property Management Services for Asset Management Properties

(Enclosure #5) (Marquita Flowers/ Marco Benavides) (Roll Call)

6C. Contract Renewals:

1. **Resolution #6403** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-4002; Architectural Services for 9% LIHTC with Berardi+Partners, Inc.; LDA Architects, Inc.; and R.E. Warner & Associates, Inc. in a Not-to-Exceed Amount of \$1,000,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Development Funds, LIHTC, and Capital Grants

(Enclosure #6) (Gary Boeres/Marco Benavides) (Roll Call)

2. **Resolution #6404** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-4002; Development Firms to Establish a Pool of Co-Developers Services with TFG Housing Resources; PRC Group; Fairstead; Brinshore Development, LLC and Standard Property Company, Inc. d/b/a Standard Communities in a Not-to-Exceed Amount of \$50,000 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 #7) (Gary Boeres/Marco Benavides) (Roll Call)

3. **Resolution #6405** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-4007; Real Estate Broker Services with Higgenbotham Auctioneers International Limited, Inc.; Jones Lang LaSalle Americas, Inc.; Robert Louis Group, LLC; Cushman & Wakefield U.S., Inc. and Keller Williams Realty, Inc. Fees Will Be Negotiated Based on the Complexity of the Property Being Sold

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

4. **Resolution #6406** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-7005; General Legal Services with Adams Law, PLLC; Roetzel & Andress, A Legal Professional Association; Finney Law Firm LLC; Bricker Graydon LLP; and Saxon Gilmore & Carraway, P.A. in a Not-to-Exceed Amount of \$300,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #9) (Geri Hernandez/Marco Benavides) (Roll Call)

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

No New Construction Contracts this Month

6E. Adopt a Resolution – General

1. **Resolution #6407** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit an Application to HUD’s Special Application Center (SAC) for the Disposition of 918-922 Nassau At or Above Fair Market Value (FMV) and to Negotiate and Execute Any and All Documents Needed to Close on the Properties after SAC Approval is Received

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

- 2. Resolution #6408 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign Grant of Easement, Covenants and Restrictions for 918-922 Nassau**

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

- 3. Resolution #6409 – 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 of 17 Various Asset Management Properties**

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

- 4. Resolution #6410 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1011; Plumbing Services Expansion Pool with C.J. Hughes & Sons Plumbing, Inc.; Blau Mechanical, Inc.; Pro-Contractors; and All Your Needs 00 LLC 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 #13) (Marquita Flowers/Marco Benavides) (Roll Call)

- 5. Resolution #6411 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1015; Fire Watch Services with Trustus Unlimited, LLC; Diamond Professional Contractors LLC; Crossty Renovation Services LLC; Royalty Janitorial Services, LLC; and All Your Needs 00 LLC in a Not-to-Exceed Amount of \$300,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

- 6. Resolution #6412 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1016; Janitorial Services with The Stonestreet Group; Kare ‘N’ Cleaning Services LLC; Illustrious Cleaning Solutions LLC; Cogar Enterprise LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Jaquwon Hill d/b/a Hill and Truss Sons; Trustus Unlimited, LLC; Your Family Maid LLC; All Your Needs 00 LLC; Clayton Walker; Diamond Professional Contractors, LLC; Brownstone Development LLC; Royalty Janitorial Services, LLC; and Arnold Bush Investments 1971 LLC in a Not-to-Exceed Amount of \$540,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

7. **Resolution #6413** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1018; Vacancy Prep Services with Capital Construction & Renovation; Zoom Broom Perfection Cleaning Services LLC; KNAVY Renovations; Pro-Contractors; Push Contractors Inc.; Nice Concrete LLC; 7EVEN Solutions LLC; Smiles of Joy Cleaning Services LLC; All Phases Residential and Commercial LLC; GJT Construction Inc.; The Tec Marshall; Your Family Maid LLC; DCJ Janitorial LLC; Cogar Enterprise LLC; Trustus Unlimited, LLC; Colossal Janitorial, LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Hill & Truss Maintenance & Janitorial Services LLC; All Your Needs 00 LLC; Brownstone Development LLC; and Coker Contracting LLC in a Not-to-Exceed Amount of \$890,000 Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #16) (Marquita Flowers/Marco Benavides) (Roll Call)

8. **Resolution #6414** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-5003; Healthcare Broker Services with Hub International Midwest Limited in a Not-to-Exceed Amount of \$60,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Funds (HCV), Management Services Funds (COCC), Development Funds, TPS Operating Funds

(Enclosure 17) (Reema Ruberg/Marco Benavides) (Roll Call)

9. **Resolution #6415** – 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 Maple Tower; (2) Provide Financing to Maple RAD LLC for the Project; and (3) Cause Cincinnati Metropolitan Housing Authority to Execute Any Such Further Documentation for the Project

(Enclosure 18) (Gary Boeres) (Roll Call)

10. **Resolution #6416** – Resolution Approving and Adopting the Cincinnati Metropolitan Housing Authority FY2026-2029 Board Strategy and Authorizing the Implementation of the Strategy

(Enclosure 19) (Mr. Johnson) (Roll Call)

During April 2026, Fiscal Year 2026, CMHA did not enter into any non-construction contracts with not-to-exceed minimum amounts of \$100,000. CMHA did not enter into any construction contracts below \$100,000 in April.

(Enclosure #20) (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. Bernadette Watson

Mr. Edward R. O'Donnell

Ms. Lann B. Field