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, November 24, 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. Adjourn

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – October 27, 2026

(Enclosure #1) (Roll Call)

IV. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Update
- Ms. Kee'Vona Walker – Legal Update
- Mr. Marco Benavides – Procurement Update
- Ms. Reema Ruberg – Printed City West Update Handout

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

1. Resolution #6508 – Resolution Approving the Bad Debt Write-Offs for October 2026

(Enclosure #2) (Reema Ruberg/Marquita Flowers) (Roll Call)

2. **Resolution #6509 – Resolution to Approve Fiscal Year 2027, October 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #3) (Reema Ruberg) (Roll Call)

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

1. **Resolution #6510 – 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 2026-2009 – Security Services for HCV TABLED**

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

   2. **SOL 2026-3028 – General Architectural & Engineering Services**

   (Enclosure #4) (Joe Norton/ Marco Benavides) (Roll Call)

5C. Contract Renewals:

No Renewals This Month

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

1. **Resolution #6511 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3011 for Modernization of Twenty-Five HVAC Units at Findlater Gardens with Triton Services, Inc. for the Amount of $196,200, Funded by Capital Funds**

(Enclosure #5) (Joe Norton) (Roll Call)

2. **Resolution #6512 REVISED – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3026; Renovation of 1647 Beacon Street for the Amount of $491,500, Funded by Anderson EDI Funds**

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

5E. Adopt a Resolution – General

1. **Resolution #6513 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1036; Snow Removal Services with Butler Lawn Care and Landscaping; RLD Contractors LLC; Metro Maintenance Corp; Brighter Day Outdoor Services; and Just Right Construction & Lawn Care Services, LLC in a Not-to-Exceed Amount of $360,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

2. **<u>Resolution #6514</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority as Signator on Moderate Rehabilitation (MOD-Rehab) Contracts Effective January 1, 2027**

   (Enclosure #8) (Lisa Isham/Mary Kosik) (Roll Call)

3. **<u>Resolution #6515</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Establish an Affordable Housing Ground Lease Participation Process**

   (Enclosure #9) (Reema Ruberg) (Roll Call)

During October 2026, Fiscal Year 2027, CMHA entered into five non-construction contracts with not-to-exceed minimum amounts of $100,000. CMHA entered into one construction contract below $100,000 in October. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #10) (Marco Benavides)

VI. ADJOURN

Cincinnati Metropolitan Housing Authority

<u>Board of Commissioners</u>
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