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, October 27, 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
   - Legal
   - Real Estate
7. Adjourn

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – September 29, 2026

(Enclosure #1) (Roll Call)

IV. CMHA UPDATES

- Mr. Gary Boeres – Development Update
- Ms. Lisa Thomas – Human Resources 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 #6484 – Resolution Approving the Bad Debt Write-Offs for September 2026

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

2. **<u>Resolution #6485</u> – Resolution to Approve Fiscal Year 2027, September 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #3) (Shimeako Cole) (Roll Call)

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

1. **<u>Resolution #6486</u> – 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 2026-3023 – Gate Operators and Security Door for Findlater Gardens**
    2. **SOL 2026-3024 – 1867 Provincial Court Modernization**
    3. **SOL 2026-3025 – 1783 Provincial Court Modernization**
    4. **SOL 2026-3026 – 1647 Beacon Street Renovation**
    5. **SOL 2026-3027 – Pinecrest Walkway**

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

5C. Contract Renewals:

1. **<u>Resolution #6487</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Four-Month 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; From the Ground Up Renovations; 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 2027 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

2. **<u>Resolution #6488</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2023-4001; Project Management Consultants for Construction, Finance Development and Financial Management with Guiven LLC; Sparks Consulting Services, LLC; and Baker Tilly US, LLP in a Not-to-Exceed Amount of $345,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital and Development Funds**

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

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

1. **<u>Resolution #6489</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3015 for Modernization of 103 Craft Street, 122 Craft Street & 512 Kings Run Drive at Winton Terrace with My Home Pro for the Amount of $218,600, Funded by Capital Funds**

   (Enclosure #7) (Joe Norton) (Roll Call)

2. **<u>Resolution #6490</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3016 for Modernization of 4809 Este Avenue and 4813 Este Avenue at Winton Terrace with My Home Pro for the Amount of $141,900, Funded by Capital Funds**

   (Enclosure #8) (Joe Norton) (Roll Call)

3. **<u>Resolution #6491</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3018 for Modernization of 1924, 1926, 1928, 1930, 1932, and 1934 Millvale Court at Millvale with Discount Services LLC for the Amount of $319,000, Funded by Capital Funds**

   (Enclosure #9) (Joe Norton) (Roll Call)

4. **<u>Resolution #6492</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3019 for Modernization of 1990, 2006, 2078, and 2127 Millvale Court at Millvale with Belfor Property Restoration for the Amount of $325,950, Funded by Capital Funds**

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

5. **<u>Resolution #6493</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3020 for Modernization of 3291, 3317, 3323 Moosewood Drive and 3251 Beekman Street at Millvale with Discount Services LLC for the Amount of $308,000, Funded by Capital Funds**

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

6. **<u>Resolution #6494</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3021 for Modernization of 3226, 3341, and 3367 Bowling Green Court at Millvale with Discount Services LLC for the Amount of $174,000, Funded by Capital Funds**

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

7. **<u>Resolution #6495</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3022 for Modernization of 3 Units; 5423 Winneste Avenue, 5429 Winneste Avenue and 516 Vassar Court at Findlater Gardens with Prestige Home Improvements for the Amount of $235,000, Funded by Capital Funds**

   (Enclosure #13) (Joe Norton) (Roll Call)

8. **<u>Resolution #6496</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with ELA Holdings d/b/a Turnkey Technologies for Access Controls and New Entrance Doors at Both Stanley Rowe Towers for the Amount of $221,870.99, Funded by Capital Funds**

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

5E. Adopt a Resolution – General

1. **<u>Resolution #6497</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1037; Elevator Services with TK Elevator Corporation in a Not-to-Exceed Amount of $150,000 Annually 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)

2. **<u>Resolution #6498</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1025; Glass and Window Repair Services with Discount Services LLC; and Southern Ohio Plate and Window Glass Corp. 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 #16) (Barbara Jeff/Marco Benavides) (Roll Call)

3. **<u>Resolution #6499</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-2007; HQS-Nspire Inspection Services with McCright & Associates; and All-American Housing Inspections, LLC in a Not-to-Exceed Amount of $200,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)**

   (Enclosure #17) (Lisa Isham/Marco Benavides) (Roll Call)

4. **<u>Resolution #6500</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-7005; Janitorial Services for Campus with Red Star Solutions LLC; and DCJ Maintenance & Repairs LLC in a Not-to-Exceed Amount of $135,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)**

   (Enclosure #18) (Marco Benavides) (Roll Call)

5. **<u>Resolution #6501</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority the Authority to Authorize Execution of a Memorandum of Understanding (MOU) with Salute to Flag to Support Youth Development, Workforce Readiness, Community Engagement, and Neighborhood Revitalization with CMHA Communities with a Two-Year Commitment in the Amount of $60,000**

   (Enclosure #19) (Marquita Flowers) (Roll Call)

6. **<u>Resolution #6502</u> – Resolution Adopting the Virtual Board Meeting Policy for the Cincinnati Metropolitan Housing Authority**

   (Enclosure #20) (Geri Hernandez) (Roll Call)

7. **<u>Resolution #6503</u> – Resolution Amending the CMHA Bylaws**

   (Enclosure #21) (Geri Hernandez) (Roll Call)

8. **<u>Resolution #6504</u> – Resolution Amending the CMHA Board Governance Policies**

   (Enclosure #22) (Geri Hernandez) (Roll Call)

9. **<u>Resolution #6505</u> – Resolution Approving Authorization of Capital Contributions for the Laurel Homes and Lincoln Court Partnerships**

   (Enclosure #23) (Reema Ruberg) (Roll Call)

10. **<u>Resolution #6506</u> – Combined into Resolution No. 6505**

    (Enclosure #24) (Reema Ruberg) (Roll Call)

11. **<u>Resolution #6507</u> – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Extend the Fifth Third $1,500,000 Line of Credit/Loan Maturing December 2026 to June 2027 Secured to Pay Down City West/Laurel Homes-Related Debt ty the Original Resolution No. 6331**

    (Enclosure #24) (Reema Ruberg) (Roll Call)

During September 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 September. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #25) (Marco Benavides)

VI. EXECUTIVE SESSION

- **Personnel**
- **Legal**
- **Real Estate**

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