



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, February 25, 2025**

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**6:00 P.M.**

**I. AGENDA SCHEDULE**

- 1. Call Meeting to Order**
  - 2. Roll Call**
  - 3. Approval of Minutes**
  - 4. CMHA Updates**
  - 5. Public Comment**
  - 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**
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – January 28, 2025**

**(Enclosure #1)**

**(Roll Call)**

**IV. CMHA UPDATES**

- Ms. Marquita Flowers – Asset Management Update**
- Ms. Nikita Chatterjee – Code Violations Update**
- Ms. Reema Ruberg – City West Update**
- Ms. Nikita Chatterjee/Mr. Everett Jones – Nuisance Update**
- Ms. Lisa Isham – HCV Update**
- Ms. Nikita Chatterjee – Customer Service Update**
- Mr. Joe Norton – Modernization Program Update**

**V. PUBLIC COMMENT**

- Ms. Marcia Battle**

## **VI. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

### **6A. Approval of the Financial Report**

- 1. Resolution #6166 – Resolution Approving the Bad Debt Write-Offs for January 2025  
(Enclosure #2) (Cedric Oluoch/Marquita Flowers) (Roll Call)**
- 2. Resolution #6167 – Resolution to Approve Fiscal Year 2025, January 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority  
(Enclosure #3) (Cedric Oluoch) (Roll Call)**

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

- 1. Resolution #6168 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**
  - 1. SOL 2025-1005 Elevator Services**
  - 2. SOL 2025-1016 Security Services for Stanley Rowe**

**(Enclosure #4) (Marquita Flowers/Marco Benavides)**
- 3. SOL 2025-2002 HCV Supplemental Inspection Services**

**(Enclosure #4) (Lisa Isham/Marco Benavides)**
- 4. SOL 2025-3001 2044 Millvale Comprehensive Modernization**

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

### **6C. Contract Renewals:**

- 1. Resolution #6169 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-1003; Waste Collection Services with Rumpke of Ohio, Inc. in a Not-to-Exceed Amount of \$1,200,000 Annually (\$200,000 for the Remaining Fiscal Year 2025) and the Remaining \$1,000,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

2. **Resolution #6170** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year (Three Month) Contract Extension Option for Contract 2022-1004 for Grounds Litter Pickup Services with The Stonestreet Group LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Crossty Renovation Services LLC; Trustus Transportation LLC d/b/a Trustus Maintenance & Janitorial; Cogar Enterprise LLC; Diamond Professional Contractors LLC; Red Star Solutions; and Clayton Walker in a Not-to-Exceed Amount of \$150,000 Per the Pool of Contractors for the Approval Period or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #6) (Marquita Flowers/ Marco Benavides) (Roll Call)

3. **Resolution #6171** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-3017; Security Camera Systems and Access Control with ELA Holding Corporation d/b/a Turnkey Technology; Technology Install Partners, LLC; and Ocean 10 Security LLC Not-to-Exceed the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), Capital Grants and Emergency Grant Funds. Each Contractor has a Not-to-Exceed Amount of \$250,000 Annually to be Used for Projects Under \$100,000 Per Project. Any Project Exceeding \$100,000 will Be Subject to Board Reapproval

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

4. **Resolution #6172** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year (Three Month) Contract Extension Option for Contract 2023-1003; Fire Alarm Services with Seco Electric Co., Inc.; and Integrated Protection Services, Inc. in a Not-to-Exceed Amount of \$30,000 for the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

5. **Resolution #6173** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2023-6001 for Agency-Wide Application Software with Yardi Systems in a Not-to-Exceed Amount of \$516,720 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV) and Management Services Funds (COCC)

(Enclosure #9) (Mark Haas/ Marco Benavides) (Roll Call)

6. **Resolution #6174** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1003; Supplemental Hotel and Lodging Services with ESA P Portfolio Operating Lessee LLC d/b/a Extended Stay; and Meer Magan LLC d/b/a Quality Inn & Suites in a Not-to-Exceed Amount of \$180,000 Annually Per the Pool of Contractors (\$8,000 for the Remaining Fiscal Year 2025) and the Remaining \$172,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

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

There are no New Construction Contracts this month

- 6E. Adopt a Resolution – General

1. **Resolution #6175** – Resolution Authorizing Release of Deed Restriction on 5301 Winneste Avenue

(Enclosure #11) (Everett Jones) (Roll Call)

2. **Resolution #6176** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Award a Contract for Employer Health Insurance and Stop Loss Coverages to United Healthcare, Dental Insurance Coverage to Superior Dental Care, and Vision Insurance Coverage to EyeMed, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), TPS Operating Funds, Development Funds and Management Services Funds (COCC)

(Enclosure #12) (Lisa Thomas) (Roll Call)

3. **Resolution #6177** – Resolution Authorizing Adoption of CMHA’s Personnel Policies

(Enclosure #13) (Lisa Thomas) (Roll Call)

4. **Resolution #6178** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2023-8038; Vacancy Prep Unit Turnover (Make Ready) for Findlater Gardens, Winton Terrace and Millvale with Triton Services Inc., Funded by Operational Funds (Asset Management)

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

5. **Resolution #6179** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-1001; Supplemental Plumbing Services with Triton Services, Inc.; The Geiler Company LLC; AHRLC Property Management & Construction Company; Queen City Mechanicals, Inc. d/b/a Blue Chip Plumbing; and My Home Pro 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 #15) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6180** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-1003; Landscape and Mowing Services with Mia Mulawn Service LLC; Trustus Transportation LLC d/b/a Trustus Maintenance & Janitorial; TaskEasy, Inc.; Just Right Construction & Lawn Care Service, LLC; Brighter Day Outdoor Services, LLC; Butler Lawn Care & Landscaping Corporation; A-Z Lawn Care & Property Management; Lae-Kwam Dukes d/b/a Intense Pro Cleaning; Gate Keepers Lawncare LLC; and Element Outdoor Service 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 #16) (Marquita Flowers/Marco Benavides) (Roll Call)

During January 2025, Fiscal Year 2025, CMHA entered into four (4) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in January.

(Enclosure #17) (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. Teri Spears

Ms. Bernadette Watson

Mr. Edward R. O'Donnell

Ms. Lann B. Field