



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, March 25, 2025

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

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – February 25, 2025**

(Enclosure #1)

(Roll Call)

IV. CMHA UPDATES

- Ms. Mary Kosik – FSS Update & Special Programs**
- Ms. Marquita Flowers – Asset Management Program Update**
- Ms. Michelle Knight – Communications Update**
- Ms. Geri Hernandez – Legal Department Update**
- Ms. Reema Ruberg – City West Update**
- Mr. Cedric Oluoch – Budget Revisions**

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

- 1. Resolution #6181 – Resolution Approving the Bad Debt Write-Offs for February 2025**

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

- 2. Resolution #6182 – Resolution to Approve Fiscal Year 2025, February 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #6183 – Resolution Approving the Fiscal Year 2025 Budget Revision for the Cincinnati Metropolitan Housing Authority**

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

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

- 1. Resolution #6184 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2025-3002 4820 Winneste Comprehensive Modernization**
- 2. SOL 2025-3003 120 N. Cooper Comprehensive Modernization**
- 3. SOL 2025-3004 671-673-675 Strand Lane Comprehensive Modernization**

(Enclosure #5) (Joe Norton/Marco Benavides) (Roll Call)

5C. Contract Renewals:

- 1. Resolution #6185 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1032; Fire Extinguisher Services with Brakefire, Inc. d/b/a Silco Fire & Security in a Not-to-Exceed Amount of \$90,000 Annually (\$7,500 for the Remaining Fiscal Year 2025) and the Remaining \$82,500 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 #6) (Marquita Flowers/ Marco Benavides) (Roll Call)

2. **Resolution #6186** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-6001; Data Center for Co-Location Services with PCD Network Solutions, Inc. d/b/a 3Z.Net in a Not-to-Exceed Amount of \$30,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #7) (Mark Haas/ Marco Benavides) (Roll Call)

3. **Resolution #6187** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-7004; Printing and Mailing Services with Jos. Berning Printing Co.; and Specialty Lithographing Company in a Not-to-Exceed Amount of \$425,000 Annually Per the Pool of Contractors (\$57,000 for the Remaining Fiscal Year 2025) and the Remaining \$368,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), and Development Funds

(Enclosure #8) (Marco Benavides) (Roll Call)

4. **Resolution #6188** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-3018; Commercial and Residential Real Estate Broker Services with Fri Mason, LLC d/b/a Keller Williams Advisors Realty Not-to-Exceed 8.5% of the Sale or Purchase Price or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants and Project Development Funds, or Sale Proceeds

(Enclosure #9) (Joe Norton/ Marco Benavides) (Roll Call)

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

There are no New Construction Contracts this month

5E. Adopt a Resolution – General

- 1. Resolution #6189 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1072; Janitorial Services with Clean All Services; Royalty Janitorial Services, LLC; Fishers of Men Advanced Services LLC; Kare ‘N’ Cleaning Services LLC; Clayton Walker; Pleasant Contracting Services, LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; G2 Residential Services; Diamond Professional Contractors LLC; Your Family Maid LLC; P&B All Around Services Clean Rabbit LLC; Upper Echelon Solution LLC; Center for Employment Opportunities, Inc.; Priceless Cleaning LLC; Junk Management LLC: SRB All Occasions; All Your Needs 00 LLC; D10, LLC; 240 Cleaning Services LLC; Crown Paris Janitorial Services, LLC; Nailed It Cleaning Service; AHRLC Property Management & Construction Company; From the Ground Up Renovations; Colossal Janitorial, LLC; and Merci Client Network in a Not-to-Exceed Amount of \$150,000 Per the Pool of Contractors for the Remainder of Fiscal Year 2025 or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

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

- 2. Resolution #6190 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-2001; HCV Monthly File Audits Services with Berman Hopkins Wright & Laham; and Nan McKay & Associates, Inc. in a Not-to-Exceed Amount of \$150,000 Annually Per the Pool of Contractors (\$50,000 for the Remaining Fiscal Year 2025) and the Remaining \$100,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)**

(Enclosure #11) (Lisa Isham/Marco Benavides) (Roll Call)

- 3. Resolution #6191 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1012; Moving and Packing Services with Bell Moving and Storage, Inc. and E.E. Ward Moving & Storage Co., LLC in a Not-to-Exceed Amount of \$150,000 Annually Per the Pool of Contractors (\$5 ,000 for the Remaining Fiscal Year 2025) and the Remaining \$145,000 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 #12) (Marquita Flowers/Marco Benavides) (Roll Call)

- 4. Resolution #6192 – Resolution to Adopt Certifications of Compliance – HUD 50077 for the Cincinnati Metropolitan Housing Authority’s Annual Plan for Fiscal Year 2025-2026, Effective July 1, 2025**

(Enclosure #13) (Roll Call)

During February 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 #14) (Marco Benavides)

VI. 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