



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, April 29, 2025**

---

**6:00 P.M.**

**I. AGENDA SCHEDULE**

1. Call Meeting to Order
  2. Roll Call
  3. Scholarship Program Presentation
  4. Public Comment
  5. Approval of Minutes
  6. CMHA Updates
  7. Discussion of Secretary Recommendations
    - 7A. Financial Report
    - 7B. Request Approval to Solicit Bids
    - 7C. Resolutions – Approve Contract Renewals
    - 7D. Resolutions - Award Construction Contracts
    - 7E. Adopt a Resolution – General
  8. Executive Session
    - Real Estate/Development
    - Personnel
  9. Adjourn
- 

**II. ROLL CALL**

**III. SCHOLARSHIP AWARDS PRESENTATION**

**IV. PUBLIC COMMENT**

- Ms. Cynthia Brown – Brown Development & Construction

**V. APPROVAL OF MINUTES**

1. FY2025-2026 Annual Plan Public Hearing Meeting – March 25, 2025

(Enclosure #1)

(Roll Call)

2. Regular Board Meeting – March 25, 2025

(Enclosure #2)

(Roll Call)

## **VI. CMHA UPDATES**

- **Ms. Marquita Flowers – Leasing Update**
- **Ms. Reema Ruberg – City West Update**
- **Ms. Michelle Knight – Communications Update**

## **VII. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

### **7A. Approval of the Financial Report**

1. **Resolution #6194 – Resolution Approving the Bad Debt Write-Offs for March 2025**

**(Enclosure #3) (Cedric Oluoch/Marquita Flowers) (Roll Call)**

2. **Resolution #6195 – Resolution to Approve Fiscal Year 2025, March 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

### **7B. Request Approval to Solicit Bids for the following items:**

1. **Resolution #6196 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

1. **SOL 2025-1018 Security Guards**
2. **SOL 2025-1019 Vacancy Prep**
3. **SOL 2025-1020 Work Orders**
4. **SOL 2025-1021 Electrical Repair Services**
5. **SOL 2025-1024 Code Violation Repairs and Pest Control**

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

6. **SOL 2025-3008 The Redding RAD Conversion Renovations**
7. **SOL 2025-3009 The President RAD Conversion Renovations**
8. **SOL 2025-3010 The Beechwood/Maple Tower RAD Conversion Renovations**
9. **SOL 2025-3011 City West RAD Conversion Renovations**

**(Enclosure #5) (Joe Norton/Marco Benavides)**

10. **SOL 2025-4002 Development Firms to establish a Pool of Co-Developers**
11. **SOL 2025-4003 Bond Issuance Services**
12. **SOL 2025-4004 Tax Consultants Services**

**(Enclosure #5) (Gary Boeres/Marco Benavides) (Roll Call)**

**7C. Contract Renewals:**

1. **Resolution #6197** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1043; Inspection Services and Training with U.S. Inspection Group, Inc. in a Not-to-Exceed Amount of \$89,000 (\$0 for the Remaining Fiscal Year 2025) and the Remaining \$89,000 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 #6) (Marquita Flowers/ Marco Benavides) (Roll Call)

2. **Resolution #6198** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1034; Fire Watch Services with Red Star Solutions; Trustus Security LLC; The Stonestreet Group LLC; Ultimate Professionals LLC; Pleazant Contracting Services, LLC; Brighter Day Outdoor Services, LLC; and LS3 Services, LLC in a Not-to-Exceed Amount of \$100,000 Annually Per the Pool of Contractors (\$0 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 Operational Funds (Asset Management)

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

3. **Resolution #6199** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1036; Pest Control Services with Omega Pest Control and Termites LLC; Bug Patrol of Ohio LLC; Select Pest Control, Inc.; High Rock Pest Control, LLC; and B&H Elite Complete Lawn and Garden Care in a Not-to-Exceed Amount of \$360,000 Annually Per the Pool of Contractors (\$60,000 for the Remaining Fiscal Year 2025) and the Remaining \$300,000 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 #8) (Marquita Flowers/Marco Benavides) (Roll Call)

4. **Resolution #6200** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-5010; Healthcare Broker Services with Taylor Oswald LLC in a Not-to-Exceed Amount of \$50,000 Annually (\$0 for the Remaining Fiscal Year 2025) and the Remaining \$50,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #9) (Lisa Thomas/ Marco Benavides) (Roll Call)

5. **Resolution #6201** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First 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; Saxon Gilmore & Carraway, P.A.; Arnall Golden Gregory LLP; and Scale LLP in a Not-to-Exceed Amount of \$300,000 Annually Per the Pool of Contractors (\$0 for the Remaining Fiscal Year 2025) and the Remaining \$300,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #10) (Geri Hernandez/Everett Jones/Marco Benavides) (Roll Call)

6. **Resolution #6202** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-3003; Construction Cost Estimating with Browne E and C Services, Inc. d/b/a Browne Engineering and Construction in a Not-to-Exceed amount of \$100,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Grants and Development Funds

(Enclosure #11) (Joe Norton/Marco Benavides) (Roll Call)

7. **Resolution #6203** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-3004; Special Inspections Services with ATC Group Services LLC in a Not-to-Exceed Amount of \$100,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Grants and Development Funds

(Enclosure #12) (Joe Norton/Marco Benavides) (Roll Call)

8. **Resolution #6204** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-4006; Development Consultants with Community Development Strategies, Inc.; Guiven LLC; and National Council for Community Development, Inc. in a Not-to-Exceed Amount of \$450,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Development Funds

(Enclosure #13) (Gary Boeres/Marco Benavides) (Roll Call)

**7D. Adopt a Resolution to Award the following Construction Contracts:**

1. **Resolution #6205** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract with TK Elevator Corporation for Elevator Modernization for The Redding Apartments Cab #1 for the Amount of \$115,926.42, Funded by Capital Funds

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

2. **Resolution #6206** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract with TK Elevator Corporation for Elevator Modernization for The Redding Apartments Cab #2 for the Amount of \$536,879.00, Funded by Capital Funds

(Enclosure #15) (Joe Norton) (Roll Call)

3. **Resolution #6207** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract with TK Elevator Corporation for Elevator Modernization for The President Apartments Cab #1 and #2 for the Amount of \$1,183,973.00, Funded by Capital Funds

(Enclosure #16) (Joe Norton) (Roll Call)

**7E. Adopt a Resolution – General**

1. **Resolution #6208** – Resolution Authorizing Adoption of CMHA’s Revised Personnel Policy

(Enclosure #17) (Lisa Thomas) (Roll Call)

2. **Resolution #6209** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1078; Fire Alarm Services with Silco Fire & Security in a Not-to-Exceed Amount of \$106,845 Annually Per the Pool of Contractors (\$13,337 for the Remaining Fiscal Year 2025) and the Remaining \$93,508 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 #18) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6210** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2024-1077; Bulk and Grounds Litter Pickup Services with Push Contractors Inc.; BullKat Residential Solutions and Protective Services LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Clayton Walker; CMW Property Group LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance and Janitorial; Center for Employment Opportunities Inc.; Red Star Solutions LLC; Royalty Janitorial Services, LLC; The Stonestreet Group LLC; Junk Management LLC; Pleazant Contracting Services, LLC; My Home Pro LLC; DCJ Janitorial LLC; Second Chance Renovation 112 LLC; Hatcher Housing LLC; G2 Residential Services; Brownstone Development LLC; and All Your Needs LLC; in a Not-to-Exceed Amount of \$300,000 Annually Per the Pool of Contractors (\$60,000 for the Remaining Fiscal Year 2025) and the Remaining \$240,000 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 #19) (Marquita Flowers/Marco Benavides) (Roll Call)

4. **Resolution #6211** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-1008; Tub and Tile Refinishing Services with Clayton Walker; Knice L. Bonner d/b/a Nailed It Cleaning Service; Hatcher Housing LLC; MB Link 2 LLC; Diamond Professional Contractors LLC; and My Home Pro LLC in a Not-to-Exceed Amount of \$75,000 Annually Per the Pool of Contractors (\$12,500 for the Remaining Fiscal Year 2025) and the Remaining \$62,500 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 #20) (Marquita Flowers/Cedric Oluoch) (Roll Call)

5. **Resolution #6212** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order for Contract 2023-6001; Agency-Wide Application Software with Yardi for Rent Grow Services, Funded by Administrative Fees (HCV) and Operational Funds (Asset Management)

(Enclosure #21) (Mark Haas/Marco Benavides) (Roll Call)

6. **Resolution #6213** – Resolution Authorizing the Incorporation of both Linn Street Exchange, LLC and Linn Street Exchange Development Corp. and Associated Employer Identification Numbers to Facilitate the Conversion/Rehabilitation of 62 Residential Units and Associated 30 Commercial Bays of City West located in the Jones Building

(Enclosure #22) (Geri Hernandez/Everett Jones) (Roll Call)

7. **Resolution #6214** – Resolution Authorizing the Incorporation of both The Redding, LLC and The Redding Development Corp. and Associated Employer Identification Numbers to Facilitate the Conversion/Rehabilitation of The Redding

(Enclosure #23) (Geri Hernandez/Everett Jones) (Roll Call)

8. **Resolution #6215** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit a Rental Assistance Demonstration (RAD) Application to HUD for 178 Units at the Northwest Scattered Sites (AMP 207) and to Take All Necessary Actions to Facilitate a Potential Conversion

(Enclosure #24) (Gary Boeres) (Roll Call)

9. **Resolution #6216** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Submit a Rental Assistance Demonstration (RAD) Application for 181 Units at Central Scattered Sites (AMP 201) and to Take All Necessary Actions to Facilitate a Potential Conversion

(Enclosure #25) (Gary Boeres) (Roll Call)

10. **Resolution #6217** – Resolution Acknowledging The Submission of a Grant Application to The City Of Cincinnati Department of Community and Economic Development for the 2025 Notice of Funding Availability (NOFA) for The Redding Apartments, and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Take All Necessary Actions to Pursue, Accept and Expend Any Awarded Funds

(Enclosure #26) (Gary Boeres) (Roll Call)

11. **Resolution #6218** – Resolution Acknowledging The Submission of a Grant Application to the City of Cincinnati Department of Community and Economic Development for the 2025 Notice of Funding Availability (NOFA) for 62 Units at City West, and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Take All Necessary Actions to Pursue, Accept, and Expend Any Awarded Funds

(Enclosure #27) (Gary Boeres) (Roll Call)

12. **Resolution #6219** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority, as General Partner and Managing Member of CMHA/TCB Laurel Homes I Limited Partnership, CMHA/TCB Laurel Homes II Limited Partnership, CMHA/TCB Laurel Homes IV Limited Partnership, CMHA/TCB Laurel Homes V Limited Partnership to Review, Negotiate and Execute Forbearance Agreements for The Partnerships (Borrowers) with Lender, Cincinnati Development Fund (CDF)

(Enclosure #28) (Reema Ruberg) (Roll Call)

During March 2025, Fiscal Year 2025, CMHA did not enter into any non-construction contracts with not-to-exceed minimum amounts below \$100,000. CMHA did not enter into any construction contracts below \$100,000 in March. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #29) (Marco Benavides)

#### **VIII. EXECUTIVE SESSION**

- Real Estate/Development
- Personnel

#### **IX. 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**