



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, May 27, 2025**

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**6:00 P.M.**

**I. AGENDA SCHEDULE**

- 1. Call Meeting to Order**
  - 2. Roll Call**
  - 3. Graduation Recognition 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. Adjourn**
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**II. ROLL CALL**

**III. GRADUATION RECOGNITION PRESENTATION**

**IV. PUBLIC COMMENT**

- Ms. Vanessa Sparks – Scattered Sites Resident**
- Ms. Tracey Hayes-Gann – Daughter of Baldwin Grove Resident**

**V. APPROVAL OF MINUTES**

- 1. Regular Board Meeting – April 29, 2025**

**(Enclosure #1)**

**(Roll Call)**

## **VI. CMHA UPDATES**

- **Ms. Marquita Flowers – Leasing Update**
- **Ms. Reema Ruberg – City West Update**
- **Mr. Gary Boeres – Development Update**
- **Ms. Lisa Isham – HAP Update**
- **Mr. Aaryn Chandler – Flex Payment Option**
- **Mr. Jason Winbush – Young CEO Program**

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

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

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

1. **Resolution #6221 – Resolution Approving the Bad Debt Write-Offs for April 2025**

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

2. **Resolution #6222 – Resolution to Approve Fiscal Year 2025, April 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

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

1. **Resolution #6223 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

1. **SOL 2025-2004 HQS/NSPIRE Contract Inspection Services**

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

2. **SOL 2025-3012 The Redding Fire Panel Replacement**
3. **SOL 2025-3013 The Redding Driveway and Parking Lot Replacement**
4. **SOL 2025-3014 The Redding Façade Repair**
5. **SOL 2025-3015 The Redding Roof Replacement**
6. **SOL 2025-3016 The Redding Boiler Replacement and Related Circulating**

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

**7C. Contract Renewals:**

1. **Resolution #6224** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 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; Pleazant 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; Bruce Gray d/b/a From the Ground Up Renovations; Colossal Janitorial, LLC; and Merci Client Network in a Not-to-Exceed Amount of \$390,000 Annually Per the Pool of Contractors (\$30,000 for the Remaining Fiscal Year 2025) and the Remaining \$360,000 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 #6225** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-4006; Consultants for Analysis for Year 15 Exit from LIHTC with Baker Tilly US, LLP; and Ithaka Advisory, 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 or Development Funds

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

3. **Resolution #6226** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-6003; Ethernet Services with Cincinnati Bell Telephone Company, LLC d/b/a AltaFiber in a Not-to-Exceed Amount of \$196,000 Annually (\$0 for the Remaining Fiscal Year 2025) and the Remaining \$196,000 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 #7) (Mark Haas/Marco Benavides) (Roll Call)

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

1. **Resolution #6227** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter into a Contract for Solicitation 2025-3017 with Garland/DBS, Inc. for the Roof & HVAC Replacement at 4848 Winneste Avenue, Cincinnati, Ohio for the Amount of \$249,596, Funded by Capital Funds

(Enclosure #8) (Joe Norton/Marco Benavides) (Roll Call)

**7E. Adopt a Resolution – General**

1. **Resolution #6228** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-1011; Locksmith Supplies with IDN-H. Hoffman, Inc. in a Not-to-Exceed Amount of \$75,000 Annually (\$5,000 for the Remaining Fiscal Year 2025) and the Remaining \$70,000 for Fiscal Year 2026 or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management) and Management Services Funds (COCC)

(Enclosure #9) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6229** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Execute a Memorandum of Understanding (MOU) with Third-Party Developers for the Preservation and Creation of Affordable Housing In Hamilton County, Ohio

(Enclosure #10) (Gary Boeres/Reema Ruberg) (Roll Call)

During April 2025, Fiscal Year 2025, CMHA entered into two (2) non-construction contracts with not-to-exceed minimum amounts below \$100,000. CMHA entered into one (1) construction contract below \$100,000 in March. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #11) (Marco Benavides)

**VIII. 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**