



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, June 24, 2025**

**6:00 P.M.**

**I. AGENDA SCHEDULE**

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Public Comment**
- 5. CMHA Updates**
- 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 – May 27, 2025**

**(Enclosure #1)**

**(Roll Call)**

**IV. PUBLIC COMMENT**

- Ms. Lashanti McCurdy – Liberty Apartments Resident**

**V. CMHA UPDATES**

- Ms. Nikita Chatterjee – Code Violations / Customer Service**
- Management Processes Updates Joint Presentation with**
  - Marquita Flowers**
  - Vernal Moore**
  - Christy Stuckey**
  - Michael Silbernagel**

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

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

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

- 1. Resolution #6230 – Resolution Approving the Bad Debt Write-Offs for May 2025**

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

- 2. Resolution #6231 – Resolution to Approve Fiscal Year 2025, May 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

- 3. Resolution #6232 – Resolution Approving the Fiscal Year 2026 Budget for the Cincinnati Metropolitan Housing Authority**

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

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

- 1. Resolution #6233 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

- 1. SOL 2025-1029 Hotel Services**
- 2. SOL 2025-1032 Moving and Storage Services**
- 3. SOL 2025-1033 Roofing and Gutter Repair and Replacement**

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

- 4. SOL 2025-3018 Linn Street Exchange – RAD Conversion**

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

- 5. SOL 2025-4005 Appraisal Services**

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

- 6. SOL 2025-4006 Commercial and Residential Management Services for the Linn Street Exchange**

**(Enclosure #5) (Reema Ruberg/Marco Benavides) (Roll Call)**

**6C. Contract Renewals:**

1. **Resolution #6234** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1044; Hotel and Lodging Services with Extended Stay in a Not-to-Exceed Amount of \$200,000 Annually 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 #6235** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-4001; General Engineering Services with The Mannik & Smith Group, Inc.; ECS Midwest, LLC; G.J. Berding Surveying, Inc.; and Valu-Tech, Inc. d/b/a VT Design Solutions in a Not-to-Exceed Amount of \$600,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants and Development Funds

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

3. **Resolution #6236** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-4002; Architectural Services for 9% LIHTC with Berardi+Partners, Inc.; LDA Architects, Inc.; Meacham & Apel, Architects, Inc.; and R.E. Warner & Associates, Inc. in a Not-to-Exceed Amount of \$1,000,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Development Funds, LIHTC and Capital Grants

(Enclosure #8) (Gary Boeres/Marco Benavides) (Roll Call)

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

**No New Construction Contracts this Month**

**6E. Adopt a Resolution – General**

1. **Resolution #6237** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2025-1006; Recertification Services with Afiya Home Solutions, Inc.; and Gilson Software Solutions-PHA, LLC in a Not-to-Exceed Amount of \$350,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

2. **Resolution #6238** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1010; Reception Services with Gilson Software Solutions-PHA, LLC; and 22<sup>nd</sup> Century Technologies, Inc. in a Not-to-Exceed Amount of \$50,000 Annually Per the Pool of Contractors 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)

3. **Resolution #6239** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1019; Vacancy Prep Services with Howard Edwards Contractors LLC; GJT Construction Inc.; The Stonestreet Group LLC; Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; DCJ Janitorial LLC; Jaquwon Hill d/b/a Hill and Truss Sons; Your Family Maid, LLC; All Your Needs 00 LLC; Second Chance Renovations 112 LLC; Knice L. Bonner d/b/a Nailed It Cleaning Service; Terrance Shipmon d/b/a Upgrade Renovation Restoration and Repair Company; Santoro Hill d/b/a Behind The Lights; A-1 Janitorial Services LLC; 7Even Solutions LLC; Touched by Trish LLC; P&B All Around Services Clean Rabbit LLC; Pleazant Contracting Services, LLC; Colossal Janitorial, LLC; Hill and Truss Maintenance and Janitorial Services LLC; and J Companies LLC in a Not-to-Exceed Amount of \$1,200,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #11) (Marquita Flowers/Marco Benavides) (Roll Call)

4. **Resolution #6240** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 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; G2 Residential Services 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; GLT Renovations; AHRLC Property Management & Construction Co.; From the Ground Up Renovations; D10, LLC; M&M Contracting; Second Chance Renovation 112 LLC; and KENVY Renovations in a Not-to-Exceed Amount of \$2,500,000 Annually Per the Pool of Contractors 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)

5. **Resolution #6241** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1021; Electrical Repair Services with J.T.L. Electric, Inc.; Seco Electric Co., Inc.; and Prestige Home Improvement & Roofing LLC in a Not-to-Exceed Amount of \$500,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #13) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6242** – Resolution Authorizing the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1027; Appliance Repair Services with Brownstone Development LLC; and All Your Needs 00 LLC in a Not-to Exceed Amount of \$50,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

7. **Resolution #6243** – Resolution Authorizing Approval of the Proposed Revisions to the FY2025-2026 Administrative Plan Pending the 45-Day Comment Period. Contingent Approval of the Revisions to the FY2025-2026 is Based Upon No Opposition to the Proposed Changes Effective July 1, 2025

(Enclosure #15) (Mary Kosik) (Roll Call)

8. **Resolution #6244** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Execute a Memorandum of Understanding (MOU), Fee Agreement and Related Closing Documents with Related Affordable LLC for Projects Located at Senior Chateau at 750 Grand Avenue, Cincinnati, Ohio 45202 and Cambridge Arms 1 & 2 at 3751 & 3781 Eastern Hills Lane

(Enclosure #16) (Gary Boeres/Reema Ruberg) (Roll Call)

9. **Resolution #6245** – Resolution to Negotiate and Take All Steps Necessary to Execute a Memorandum of Understanding Between CMHA and Young CEO Program for Use of the Meeting Space at Findlater Gardens EnVision Center for Operation of Youth Outreach and Educational Programs

(Enclosure #17) (Marquita Flowers/Geri Hernandez) (Roll Call)

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

(Enclosure #18) (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**