



**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, August 19, 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. Executive Session**
 - Legal**
 - Real Estate**
 - 8. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – June 24, 2025**

(Enclosure #1)

(Roll Call)

IV. PUBLIC COMMENT

- Ms. Marcia M. Battle, CEO, ANU U RISING**
- Mr. Don Bloom, Landlord, Dorando Investments LLC**
- Mr. Michael Denlinger II, HCV Participant**

V. CMHA UPDATES

- **Ms. Mary Kosik – Family Self-Sufficiency Program and Homeownership Program plus HCV Homeowner Presentation**
- **Ms. Reema Ruberg – City West Update**
- **Mr. Gary Boeres – Development Update**
- **Ms. Marquita Flowers/Mr. Cedric Oluoch – PHAS Final**

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

1. **Resolution #6247 – Resolution Approving the Bad Debt Write-Offs for June 2025 and July 2025**

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

2. **Resolution #6248 – Resolution to Approve Fiscal Year 2025, June 2025 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

3. **Resolution #6249 – Resolution Approving Certification of the Section Eight Management Assessment Program (SEMAP)**

(Enclosure #4) (Cedric Oluoch/Lisa Isham) (Roll Call)

4. **Resolution #6250 – Resolution Approving the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign and File the Fiscal Year 2025 HUD Form 52681 (Year End Settlement Statements for MOD Rehab)**

(Enclosure #5) (Cedric Oluoch/Lisa Isham) (Roll Call)

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

1. **Resolution #6251 – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services from Outside Vendors**

1. **SOL 2025-1034 Clean, Repair or Replace Building Awnings**
2. **SOL 2025-1036 Snow Removal**
3. **SOL 2025-1037 HVAC Services**
4. **SOL 2025-1038 Plumbing Repair and Installation Services**
5. **SOL 2025-1039 Supplemental Vacancy Prep**

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

6. SOL 2025-3020 Beacon Glen – Exterior
7. SOL 2025-3021 Linn Street Roof
8. SOL 2025-3022 Maple Tower Boiler Replacement
9. SOL 2025-3023 Maple Tower Façade Repairs

(Enclosure #6) (Joe Norton/Marco Benavides)

10. SOL 2025-5011 Safety Assessment and Safety Plan

(Enclosure #6) (Reema Ruberg/Marco Benavides) (Roll Call)

6C. Contract Renewals:

1. **Resolution #6252** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2023-4003; Legal Services for Construction, Real Estate and Development with Reno & Cavanaugh, PLLC; Saxon Gilmore & Carraway, P.A.; Coats Rose, P.C.; Ballard Spahr LLP; Bricker Graydon LLP; Hawkins Delafield & Wood LLP; Arnall Golden Gregory LLP; and Baker & Hostetler LLP in a Not-to-Exceed Amount of \$100,000 Annually Per Contract for Work Under \$100,000 Per Assignment or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Development Funds and Capital Grants. In Addition, Firms May Be Assigned Development Deals Which May Extend Multiple Contract Years; Any Assigned Development Deal Will Not Exceed \$350,000 Per Deal and Will Be Paid After Approval of the Development Deal by the Board of Commissioners by the Development Deal at Financial Closing

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

2. **Resolution #6253** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-5009; Contract Labor and Executive Search Services for Finance and Executive Positions with Radgov, Inc.; Tryfacta, Inc.; Inficare Health Inc. d/b/a Inficare Tech; Info Way Solutions LLC; Abacus Service Corporation; Athena Consulting, LLC; 22nd Century Technologies, Inc.; Clovity Inc.; Infojini Inc.; Technostaff LLC d/b/a Honorvet Technologies; SoftSages LLC; Encloud Services LLC; Volitiion IIT Inc.; Cogent Infotech Corporation; Think Beyond Inc.; LanceSoft, Inc.; Akshar IT Solutions LLC d/b/a Akshar Staffing; Precision Staffing Services, LLC; BOTG LLC; Vish Consulting Services, Inc.; Aquarius Professional Staffing; California Creative Solutions, Inc.; WadiTek LLC; Eastern Personnel Services, Inc.; Elegant Enterprise-Wide Solutions, Inc.; Bayinfotech, LLC; Eitacies Inc.; and MSys, Inc. in a Not-to-Exceed Amount of \$225,000 Annually Per the Pool of Contractors or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #8) (Lisa Thomas/ Marco Benavides) (Roll Call)

3. **Resolution #6254** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2023-5007; Contract Labor and Executive Search Services with Aquarius Professional Staffing, LLC; Cogent Infotech Corporation; Eastern Personnel Services, Inc.; Vidwan Inc. d/b/a E-Solutions; Infojini, Inc.; Precision Staffing Services, LLC; Trak Group d/b/a Trak Staffing Services; Volker & Associates, Inc.; Tranquil Multi Dynamic Advisory LLC d/b/a TMDA; and Staffmark Investments, LLC in a Not-to-Exceed Amount of \$1,762,106 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), Management Services Funds (COCC), Administrative Fees (HCV), Development Funds and TPS Operating Funds)

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

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

1. **Resolution #6255** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with My Home Pro for Solicitation 2024-3034; 1873 and 1879 Provincial Comprehensive Modernization for an Amount of \$137,000, Funded by Capital Grants

(Enclosure #10) (Joe Norton) (Roll Call)

2. **Resolution #6256** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Belfor Property Restoration for Change Order 1 to Solicitation 2025-9060; 2044 Millvale for an Amount of \$18,228, Funded by Capital Grants

(Enclosure #11) (Joe Norton) (Roll Call)

3. **Resolution #6257** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with TK Elevator Corporation for Elevator Machine Replacement for the Redding Apartments Cab #2 for the Amount of \$118,324.10, Funded by Capital Funds

(Enclosure #12) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #6258** – Resolution Authorizing Approval of the Proposed Revisions to the FY2025-2026 Housing Choice Voucher Administrative Plan Including Two Proposed Changes CMHA Received During Comment Period, Effective July 1, 2025

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

2. **Resolution #6259** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Execute Any and All Documents Necessary for the Sale and Closing of Laurel Phase IV and Laurel Phase II, At or Above Fair Market Value

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

3. **Resolution #6260** – Resolution Authorizing the Submission of an Application to HUD's Special Application Center (SAC) for the Disposition of 211 East Broadway, 2821 Rosella, 518 Rosemont, 6850 Acre Drive, 1603 Rosemont, 1701-1705 Vinton, 1706 & 1708 Race Street, 1714 Race Street, 1716 & 1718 Race Street, 1726 & 1728 Race Street, At or Above Fair Market Value (FMV)

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

4. **Resolution #6261** – Resolution Authorizing for the Disposition of 705 Burns Avenue, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate, Enter Into a Sales Agreement and Execute All Necessary Documents for Its Closing

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

5. **Resolution #6262** **REVISED** – Resolution Authorizing for the Disposition of 5474 Audro Drive and 2124-2150 Kindel Avenue, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate, Enter Into a Sales Agreement and Execute All Necessary Documents for Its Closing

(Enclosure #17) (Joe Norton) (Roll Call)

6. **Resolution #6263** – Resolution Authorizing for the Disposition of 36 Vacant Lots in the west End, At or Above Fair Market Value (FMV) and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate, Enter Into a Sales Agreement and Execute All Necessary Documents for Its Closing

(Enclosure #18) (Joe Norton) (Roll Call)

7. **Resolution #6264** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Execute Any and All Documents Necessary for the Sale and Closing of 1706-1728 Race Street, Seven Buildings, At or Above Fair Market Value to the City of Cincinnati or Its Affiliate

(Enclosure #19) (Joe Norton) (Roll Call)

8. **Resolution #6265** – Resolution Re-Approving Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute and Sign Contracts in an Amount Not-to-Exceed \$100,000

(Enclosure #20) (Marco Benavides) (Roll Call)

9. **Resolution #6266** – Resolution Re-Approving the Authority of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Authorize and Sign Time Extensions and Change Orders to Contracts Not-to-Exceed 20% of the Initial Contract Amount

(Enclosure #21) (Marco Benavides) (Roll Call)

10. **Resolution #6267** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Execute Contracts and Official HUD Documents with Dates Preceding the Next Available Board Meeting in Addition to Emergency Documents that Affect the Safety of Employees, Residents, CMHA Property and the Community At Large; All Such Actions Shall be Presented to the Board at the Immediate Subsequent Board Meeting

(Enclosure #22) (Marco Benavides) (Roll Call)

11. **Resolution #6268** – Resolution Re-Approving Authorization of the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into Cooperative Purchasing Agreements with Vendors and Contractors as a Means to Implement Bulk Purchasing and to Provide Efficiencies and Cost Savings to the Authority

(Enclosure #23) (Marco Benavides) (Roll Call)

12. **Resolution #6269** **REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1018; Security Guard Services with National Patrol Services, LLC; and Morgan Security Services LLC in a Not-to-Exceed Amount of \$310,000 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) and Management Services Funds (COCC)

(Enclosure #24) (Marquita Flowers/Marco Benavides) (Roll Call)

13. **Resolution #6270** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1024; Code Violation Repairs and Pest Control Services with Diamond Professional Contractors, LLC; Select Pest Control; Prestige Home Improvement & Roofing LLC and Pleasant Contracting Services LLC in a Not-to-Exceed Amount of \$250,000 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 #25) (Marquita Flowers/Marco Benavides) (Roll Call)

14. **Resolution #6271** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1028; Police Services with the City of Cincinnati Police Department in a Not-to-Exceed Amount of \$70,000 Annually or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #26) (Marquita Flowers/Marco Benavides) (Roll Call)

15. **Resolution #6272** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-4002; Development Firms to Establish a Pool of Co-Developers Services with TFG Housing Resources; PRC Group; Fairstead; Brinshore Development, LLC; and Standard Property Company, Inc. d/b/a Standard Communities 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 Development Funds and Capital Grants

(Enclosure #27) (Gary Boeres/Marco Benavides) (Roll Call)

16. **Resolution #6273** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-4004; Tax Consultants Services with Baker Tilly Advisory Group, LP in a Not-to-Exceed Amount of \$35,000 Annually or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #28) (Gary Boeres/Marco Benavides) (Roll Call)

17. **Resolution #6274** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-4007; Real Estate Broker Services with Higgenbotham Auctioneers International Limited, Inc.; Jones Lang LaSalle Americas, Inc.; Robert Louis Group, LLC; Cushman & Wakefield U.S., Inc. and Keller Williams Realty, Inc. Fees will be Negotiated Based on the Complexity of the Property Being Sold

(Enclosure #29) (Joe Norton/Gary Boeres/Marco Benavides) (Roll Call)

18. **Resolution #6275** – Resolution Authorizing the Incorporation of both The President, LLC and The President Development Corp. and Associated Employer Identification Numbers to Facilitate the Conversion/Rehabilitation of The President

(Enclosure #30) (Everett Jones) (Roll Call)

19. **Resolution #6276** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign a Change Order 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, Funded by Operational Funds (Asset Management)

(Enclosure #31) (Marquita Flowers/Marco Benavides) (Roll Call)

20. **Resolution #6277** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into an MOU with United way of Greater Cincinnati (UWGC) to Cooperate on Eviction Prevention Services

(Enclosure #32) (Geri Hernandez) (Roll Call)

21. **Resolution #6244** **TABLED JUNE 24, 2025** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate, Apply for, and Execute All Agreements, Applications, and Documents Necessary for the Financing and Closing of Projects with Related Affordable LLC, Including the Memorandum or Understanding (MOU), Ground Lease, Pilot and Fee Agreements, Soft Funding Applications, and Related Closing Documents for Senior Chateau (750 Grand Avenue, Cincinnati, OH 45205) and Cambridge Arms 1 & 2 (3751 & 3781 Eastern Hills Lane, Cincinnati, OH 45229)

(Enclosure #33) (Gary Boeres/Reema Ruberg) (Roll Call)

During June and July 2025, Fiscal Year 2025, CMHA entered into nine (9) non-construction contracts with not-to-exceed minimum amounts below \$100,000. CMHA entered into one construction contract below \$100,000. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #34) (Marco Benavides)

VII. EXECUTIVE SESSION

- Legal
- Real Estate

1. **Resolution #6278** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority as the General Partner/Owner of All Phases of Laurel Homes to Review, Negotiate and Execute Amendment to the Forbearance Agreements for Laurel Homes I, II, IV, V with Lender, Cincinnati Development Fund (CDF)

(Enclosure #35) (Mr. Johnson) (Roll Call)

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