



**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, September 30, 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 – August 19, 2025**

(Enclosure #1)

(Roll Call)

IV. PUBLIC COMMENT

- Ms. Antenajia Carter – Royalty Janitorial Services**

V. CMHA UPDATES

- Ms. Marquita Flowers – Leasing Update**
- Ms. Reema Ruberg – City West Update**
- Ms. Marquita Flowers – Temporary Housing / Hoteling**

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

- 1. Resolution #6280 – Resolution Approving the Bad Debt Write-Offs for August 2025**

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

- 2. Resolution #6281 – Resolution to Approve Fiscal Year 2026, July 2025 and August 2025 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

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

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

No Requests to Solicit Bids

6C. Contract Renewals:

- 1. Resolution #6282 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2021-1007; Elevator Maintenance and Repair Services with TK Elevator Corporation in a Not-to-Exceed Amount of \$300,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #4) (Marquita Flowers/ Marco Benavides) (Roll Call)

- 2. Resolution #6283 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1065; Supplemental Work Order Services with Triton Services, Inc.; DCJ Janitorial LLC; Brighter Day Outdoor Services, LLC; Blau Mechanical Inc.; Prestige Home Improvement & Roofing LLC; Pleazant Contracting Services, LLC; and Howard Edwards Contractors LLC in a Not-to-Exceed Amount of \$200,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)**

(Enclosure #5) (Marquita Flowers/ Marco Benavides) (Roll Call)

3. **Resolution #6284** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1071; Supplemental Vacancy Prep Services with GJT Construction Inc.; DCJ Janitorial LLC; A to Z Lawn Care LLC; Above & Beyond Expectations ABE LTD; 7EVEN Solutions LLC; Pell-Con Painting & Interior Design, LLC; and Smiles of Joy Cleaning Services LLC in a Not-to-Exceed Amount of \$250,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

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

4. **Resolution #6285** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-1010; Call Center Services/Customer Service for Housing Choice Voucher Program with 22nd Century Technologies, Inc. in a Not-to-Exceed Amount of \$381,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

(Enclosure #7) (Lisa Isham/Marco Benavides) (Roll Call)

5. **Resolution #6286** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-2001; HCV Inspection Services with Gilson Software Solutions – PHA, LLC in a Not-to-Exceed Amount of \$250,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

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

6. **Resolution #6287** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-4004; Physical Needs Assessment Services with Bureau Veritas Technical Assessments LLC; and BBG Inc. in a Not-to-Exceed Amount of \$250,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants

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

7. **Resolution #6288** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2022-7010; Custodial Services for Campus with Kare ‘N’ Cleaning Services LLC in a Not-to-Exceed Amount of \$125,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #10) (Marco Benavides) (Roll Call)

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

1. **Resolution #6289** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Prestige Home Improvement and Roofing for Solicitation 2024-3037; 1951 Cleneay Build Back for an Amount of \$176,500, Funded by Capital Grants

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

2. **Resolution #6290** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with a Project Under Contract 2022-3017-03 with Ela Holdings d/b/a Turnkey Technology for the Security Camera Systems at Beacon Glen for the Amount of \$238,595.90, Funded by Capital Funds and Emergency Grants

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

3. **Resolution #6291** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2025-3005; 3345 Sherlock Balcony Replacement with Discount Services LLC for \$127,500, Funded by Capital Funds

(Enclosure #13) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #6292** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2024-1032; Moving and Storage Services with Bell Moving & Storage, Inc. and E.E. Ward Moving & Storage Co., LLC in a Not-to-Exceed Amount of \$300,000 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), Development Funds and Capital Grants

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

2. **Resolution #6293** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1033; Roofing and Gutter Repair and Replacement with Uptown Innovations and Renovations LLC; Brownstone Development LLC; Prestige Home Improvement & Roofing LLC; Chase Construction & Development Group LLC; and Discount Services LLC in a Not-to-Exceed Amount of \$150,000 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 #15) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6294** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Contract for Solicitation 2025-2005; Sheriff Services with the Hamilton County Sheriff's Office in a Not-to-Exceed Amount of \$120,000 Annually or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

(Enclosure #16) (Lisa Isham/Marco Benavides) (Roll Call)

4. **Resolution #6295** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-4009; Supplemental Development Firms to Establish a Pool of Co-Developers Services with Gorman & Company, LLC; Ereg Housing Preservation LLC; and Kingsley Consulting, LLC d/b/a Kingsley & Co. 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 #17) (Gary Boeres/Marco Benavides) (Roll Call)

5. **Resolution #6296** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue and Execute Documents Necessary to Submit Applications for Commitments to Enter Into Housing Assistance Payments (CHAP) Contracts for the Crotty Court and Mears Avenue Sites (1341 & 1316 Crotty Court – AMP 202; 1817 Mears Avenue – AMP 203), and to Execute Any Additional Documentation Required to Complete These CHAP Applications

(Enclosure #18) (Gary Boeres) (Roll Call)

6. **Resolution #6297** – 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 Properties in the Affordable Housing Portfolio in Hamilton County at Best Possible Assessed Valuation from Market Comparison Sales

(Enclosure #19) (Joe Norton/Reema Ruberg) (Roll Call)

7. **Resolution #6298** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign All Necessary Documentation and Submit Application to HUD Special Application Center (SAC) for Approval of the Disposition of 1708-1726 Race Street

(Enclosure #20) (Joe Norton) (Roll Call)

8. **Resolution #6299** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign All Necessary Documentation and Submit Application to HUD Special Application Center (SAC) for Approval of the Disposition of 1701-1705 Vinton Street and 6850 Acre Drive

(Enclosure #21) (Joe Norton) (Roll Call)

9. **Resolution #6300** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign All Necessary Documentation and Submit Application to HUD Special Application Center (SAC) for Approval of the Disposition of 211 East Broadway; 518 Rosemont Avenue and 2821 Rosella Avenue

(Enclosure #22) (Joe Norton) (Roll Call)

10. **Resolution #6301** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign All Necessary Documentation and Submit Application to HUD Special Application Center (SAC) for Approval of the Disposition of 918-922 Nassau Street

(Enclosure #23) (Joe Norton) (Roll Call)

11. **Resolution #6302** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Complete and Execute All Due Diligence Items Necessary for the Submission of an Application to HUD's Special Application Center (SAC) for the Disposition of 5139 Holland Drive

(Enclosure #24) (Joe Norton) (Roll Call)

12. **Resolution #6303** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into a Sales Agreement for the Sale of 5139 Holland Drive At or Above Fair Market Value (FMV) and Sign All Necessary Documentation for the Closing Once Approved by HUD Special Application Center (SAC)

(Enclosure #25) (Joe Norton) (Roll Call)

13. **Resolution #6304** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and, Upon Approval, Execute a Master Lease Agreement with Kiwi Hospitality Group for the Reservation of Units Needed for CMHA Relocation Activities and Emergency Situations

(Enclosure #26) (Gary Boeres/Reema Ruberg) (Roll Call)

During August 2025, Fiscal Year 2025, CMHA entered into four (4) non-construction contracts with not-to-exceed minimum amounts below \$100,000. CMHA did not enter into any construction contracts below \$100,000 in August. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #27) (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