



**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, October 28, 2025

6:00 P.M.

I. AGENDA SCHEDULE

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

III. APPROVAL OF MINUTES

- 1. Regular Board Meeting – August 19, 2025**

(Enclosure #1) (Roll Call)
- 2. Regular Board Meeting – September 30, 2025**

(Enclosure #2) (Roll Call)

IV. PUBLIC COMMENT

- Ms. Lashanti McCurdy – West Liberty Street Resident**
- Ms. Alice Smith – Pinecrest Resident**
- Mr. Willis Nibert – Pinecrest Resident**

V. RENEW COLLABORATIVE

- **Ms. Moira Weir, President & CEO, United Way of Greater Cincinnati and Mr. Matt Pritchard, President & Executive Director of HomeStart, Inc.**

VI. CMHA UPDATES

- **Ms. Marquita Flowers – Leasing Update**
- **Ms. Nikita Chatterjee – Code Violations 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 #6306 – Resolution Approving the Bad Debt Write-Offs for September 2025**

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

2. **Resolution #6307 – Resolution to Approve Fiscal Year 2026, September 2025 Preliminary 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 #6308 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Proceed with the Request for Proposals and Solicitations for General Goods and Services and Construction from Outside Vendors**

1. **SOL 2025-1042 – Work Order Answering Services**

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

7C. Contract Renewals:

1. **Resolution #6309 – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2024-1064; Pest Control Services with Bug Patrol of Ohio LLC; Ampulex Environmental Solutions, LLC; Rich the Pest Guy LLC; and B&H Elite Complete Lawn and Garden Care 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)

2. **Resolution #6310** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2023-4001; Project Management Consultants for Construction, Finance Development and Financial Management with Joan M. Garrity LLC; Guiven LLC; Sparks Consulting Services, LLC; and Baker Tilly US, LLP in a Not-to-Exceed Amount of \$345,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital and Development Funds

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

3. **Resolution #6311** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-7001; Auto Maintenance and Repair with Elite Automotive LLC in a Not-to-Exceed Amount of \$200,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), and Management Services Funds (COCC)

(Enclosure #8) (Marco Benavides) (Roll Call)

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

1. **Resolution #6312** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Blau Mechanical, Inc. for Solicitation 2025-3022; Boilers and Hot Water Systems Replacement at Maple Tower, 601 Maple Avenue for the Amount of \$318,000, Funded by Capital Funds

(Enclosure #9) (Joe Norton) (Roll Call)

2. **Resolution #6313** **REVISED** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2025-3026; City West Roof Replacement for the Amount of \$293,768.86, Funded by Capital Grants, City West Equity and City West Replacement Reserves Funds

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

3. **Resolution #6314** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2025-3025; 6422 Sherman Avenue Exterior Modernization with Prestige Home Improvement & Roofing LLC for \$193,900, Funded by the Anderson 15 Economic Development Initiative Grant

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

7E. Adopt a Resolution – General

1. **Resolution #6315** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1036; Snow Removal Services with Just Right Construction and Lawn Care Services; Gate Keepers Lawncare LLC; Butler Lawn Care and Landscaping Corporation; Coker Contracting LLC and AHRLC Property Management & Construction Company, LLC in a Not-to-Exceed Amount of \$245,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #12) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6316** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1037; HVAC Services with Triton Services, Inc.; Dawson Heating & Air Conditioning, LLC; Blau Mechanical Inc.; The Geiler Company, LLC; Brownstone Development LLC; and KP Heating and Cooling, LLC 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 Operational Funds (Asset Management)

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

3. **Resolution #6317** – Resolution Authorizing Approval for the Housing Choice Voucher Program to Post for a 45-day Comment Period in Requesting Proposed Changes to the FY2025-2026 Administrative Plan, Effective 07/01/2025

(Enclosure #14) (Mary Kosik) (Roll Call)

During September 2025, Fiscal Year 2026, CMHA entered into two (2) non-construction contracts with not-to-exceed minimum amounts below \$100,000. CMHA entered into three (3) construction contracts below \$100,000 in September. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #15) (Marco Benavides)

VIII. EXECUTIVE SESSION

- Personnel
- Real Estate

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