



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, December 16, 2025

6:00 P.M.

I. AGENDA SCHEDULE

- 1. Call Meeting to Order**
 - 2. Roll Call**
 - 3. Approval of Minutes**
 - 4. CMHA Updates**
 - 5. Discussion of Secretary Recommendations**
 - 5A. Financial Report**
 - 5B. Request for Approval to Solicit Bids**
 - 5C. Resolutions – Approve Contract Renewals**
 - 5D. Resolutions – Award Construction Contracts**
 - 5E. Adopt a Resolution – General**
 - 6. 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 – October 28, 2025**
(Enclosure #2) (Roll Call)
- 3. Regular Board Meeting – November 25, 2025**
(Enclosure #3) (Roll Call)

IV. CMHA UPDATES

- **Ms. Marquita Flowers – Leasing Update**
- **Mr. Joe Norton – Capital Code Violations Update**
- **Mr. Gary Boeres – Development Update**

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

1. **Resolution #6334 – Resolution Approving the Bad Debt Write-Offs for November 2025**

(Enclosure #4) (Cedric Oluoch/Marquita Flowers) (Roll Call)

2. **Resolution #6335 – Resolution to Approve Fiscal Year 2026, Estimated November 2025 Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #5) (Cedric Oluoch) (Roll Call)

5B. Request Approval to Solicit Bids for the following items:

1. **Resolution #6336 – 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 2026-1002 – HVAC Services-- Contractor Expansion Pool**
2. **SOL 2026-1003 – Landscaping and Mowing Services**

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

3. **SOL 2025-3028 – 5274 Holland – Modernization**
4. **SOL 2025-3029 – Anderson Ferry – Units 1&3 Modernization**

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

5. **SOL 2026-5001 – Media Services**

(Enclosure #6) (Michelle Knight/ Marco Benavides) (Roll Call)

5C. Contract Renewals:

1. **Resolution #6337** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1012; Moving and Packing Services with Bell Moving and Storage, Inc.; and E.E. Ward Moving & Storage Co., 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 #7) (Marquita Flowers/ Marco Benavides) (Roll Call)

5D. Adopt a Resolution to Award the following Construction Contracts:

No New Construction Contracts this Month

5E. Adopt a Resolution – General

1. **Resolution #6338** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2025-1044; Snow Removal Services – Contractor Pool Expansion with Brighter Day Outdoor Services, LLC; and Butler Lawn Care and Landscaping Corporation 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 #8) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6339** – Resolution Adopting the Proposed Changes to the July 1, 2025 – June 30, 2026, Housing Choice Voucher Administrative Plan Including Comment Received, Effective July 1, 2025

(Enclosure #9) (Lisa Isham/Mary Kosik) (Roll Call)

3. **Resolution #6340** – Resolution Authorizing the Incorporation of both Maple RAD LLC and Maple RAD Development Corp. and Associated Employer Identification Numbers to Facilitate the Conversion/Rehabilitation of 120 Residential Units

(Enclosure #10) (Gary Boeres) (Roll Call)

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

(Enclosure #11) (Marco Benavides)

VI. 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