



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, January 27, 2026

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. Approval of Board Governance Policies and Bylaws**
 - 7. Discussion of Secretary Recommendations**
 - 7A. Financial Report**
 - 7B. Request Approval to Solicit Bids**
 - 7C. Resolutions – Approve Contract Renewals**
 - 7D. Resolutions - Award Construction Contracts**
 - 7E. Adopt a Resolution – General**
 - 8. Adjourn**
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II. ROLL CALL

III. APPROVAL OF MINUTES

- 1. Public Hearing Meeting – Significant Amendments – August 19, 2025**

(Enclosure #1)**(Roll Call)**
- 2. Regular Board Meeting – August 19, 2025**

(Enclosure #2)**(Roll Call)**
- 3. Public Hearing Meeting – Significant Amendments – December 16, 2025**

(Enclosure #3)**(Roll Call)**
- 4. Annual Board Meeting – December 16, 2025**

(Enclosure #4)**(Roll Call)**
- 5. Regular Board Meeting – December 16, 2025**

(Enclosure #5)**(Roll Call)**

IV. PUBLIC COMMENT

- **Mr. Jimmie Kelley/Ms. Shawna Kelley – Cambridge Arms Resident**
- **Mr. Willis Nibert – Pinecrest Resident**
- **Ms. Erica Black-Johnson – City West**
- **Ms. Tiffany Hutchinson – City West**
- **Mr. Brian Garry – City West**
- **Ms. Judith Jones – City West**
- **Ms. Terra Williams – City West**
- **Ms. Paulette Thomas – City West**
- **Ms. Alexis Kidd Zaffer – City West**

V. CMHA UPDATES

- **Mr. Cedric Oluoch – Audit Update Report – Introduction of Auditors**
- **Ms. Lisa Isham – HCV Policy Update**
- **Ms. Marquita Flowers – Asset Management Policy Update**
- **Ms. Vernal Moore – Touchstone Property Services Policy Update**

VI. APPROVAL OF BOARD GOVERNANCE POLICIES AND BYLAWS

1. **Resolution #6341 – Resolution to Approve the Board Governance Policies as Presented at December 16, 2025, Annual Board Meeting**

(Enclosure #6)

(Roll Call)

2. **Resolution #6342 – Resolution to Approve the CMHA Bylaws as Presented at December 16, 2025, Annual Board Meeting**

(Enclosure #7)

(Roll Call)

VII. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

7A. Approval of the Financial Report

1. **Resolution #6343 – Resolution Approving the Bad Debt Write-Offs for December 2025**

(Enclosure #8) (Cedric Oluoch/Marquita Flowers) (Roll Call)

2. **Resolution #6344 – Resolution to Confirm Fiscal Year 2026, November 2025 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #9) (Cedric Oluoch) (Roll Call)

3. **Resolution #6345 – Resolution to Approve Fiscal Year 2026, December 2025 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

(Enclosure #10) (Cedric Oluoch) (Roll Call)

7B. Request Approval to Solicit Bids for the following items:

1. **Resolution #6346** – 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 2026-2002 – HCV Inspection Services**

(Enclosure #11) (Lisa Isham/ Marco Benavides) (Roll Call)

7C. Contract Renewals:

1. **Resolution #6347** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-3001; Environmental Consulting Services with m.a.c. Paran Consulting Services, Inc.; Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group; Bureau Veritas Technical Associates LLC; and The Mannik & Smith Group, Inc. 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), Management Services (COCC), Capital Grants and Development Funds

(Enclosure #12) (Joe Norton/Marco Benavides) (Roll Call)

2. **Resolution #6348** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-3017; Security Camera Systems and Access Control with ELA Holding Corporation d/b/a Turnkey Technology; Technology Install Partners, LLC; and Ocean 10 Security LLC, Not-to-Exceed the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Fees (HCV), Management Services Funds (COCC), Capital Grants and Emergency Grant Funds. The Pool of Contractors has a Not-to-Exceed Amount of \$750,000 Annually to be Used for Projects Under \$100,000 Per Project. Any Project Exceeding \$100,000 Will Be Subject to Board Reapproval

(Enclosure #13) (Joe Norton/Marco Benavides) (Roll Call)

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

1. **Resolution #6349** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit an Application to HUD's Special Application Center (SAC) for the Disposition of 1706-1708, 1714, 1716-1718 and 1726-1728 Race Street, At or Above Fair Market Value (FMV)

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

2. **Resolution #6350** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Submit an Application to HUD’s Special Application Center (SAC) for the Disposition of City West Phases II and IV, At or Above Fair Market Value (FMV)

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

7E. Adopt a Resolution – General

1. **Resolution #6351** – 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 West End Commons (Stanley Rowe Townhomes, AMP 214), and to Execute Any Additional Documentation Required to Complete These CHAP Applications

(Enclosure #16) (Gary Boeres) (Roll Call)

2. **Resolution #6352** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue Financing for the Redevelopment of West End Commons (Stanley Rowe Townhomes) and to Negotiate and Execute Documents for the Purposes of Applying for Financing, Including Applications for City and County Funding, 4% or 9% Low-Income Housing Tax Credits, Engagement of Lenders, and Engagement of Tax Credit Syndicators

(Enclosure #17) (Gary Boeres) (Roll Call)

3. **Resolution #6353** – Resolution Authorizing the Incorporation of West End Commons LLC and West End Commons Development Corp. and the Obtaining of Associated Employer Identification Numbers to Facilitate the Conversion and Rehabilitation of the West End Commons (Stanley Rowe Townhomes) consisting of 66 Residential Units

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

4. **Resolution #6354** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2026-1001; Hotel Services with 2347 Reading Road LLC d/b/a Comfort Mainstay Suites; and Meer Magan d/b/a Quality Inn & Suites in a Not-to-Exceed Amount of \$120,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management) and Development Funds

(Enclosure #19) (Marquita Flowers/Marco Benavides) (Roll Call)

5. **Resolution #6355** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Waive Interest on Soft Debt Notes Held by CMHA for the Lincoln Court and Laurel Homes Limited Partnerships

(Enclosure #20) (Reema Ruberg) (Roll Call)

During December 2025, Fiscal Year 2025, CMHA entered into three (3) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in December.

(Enclosure #21) (Marco Benavides)

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