



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, February 24, 2026

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Public Comment
 5. Discussion of Secretary Recommendations
 - 5A. Financial Report
 - 5B. Request 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 – January 27, 2026

(Enclosure #1)

(Roll Call)

IV. PUBLIC COMMENT

- Ms. Alice Smith – Pinecrest Resident
- Ms. Lisa Smith – Cary Crossing

V. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

5A. Approval of the Financial Report

1. **Resolution #6356** – Resolution Approving the Bad Debt Write-Offs for January 2026

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

2. **Resolution #6357** – Resolution to Approve Fiscal Year 2026, January 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority

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

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

1. **Resolution #6358** – Resolution Providing Authorization to Proceed with the Request for Proposals and Solicitations for General Goods and Services and Construction from Outside Vendors

1. SOL 2026-1006 – Pest Control Services
2. SOL 2026-1008 – Waste Collection Services
3. SOL 2026-1009 – Grounds Litter Pickup Services
4. SOL 2026-1014 – Alarms Systems Maintenance Repair and Monitoring Service

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

5. SOL 2026-3001 – Security Camera Systems and Access Control

(Enclosure #4) (Joe Norton/ Marco Benavides)

6. SOL 2026-7001 – Printing and Mailing Services

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

5C. Contract Renewals:

1. **Resolution #6359** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1001; Supplemental Plumbing Services with AHRLC Property Management & Construction Company; Queen City Mechanicals, Inc. d/b/a Blue Chip Plumbing; My Home Pro LLC; Triton Services, Inc.; and The Geiler Company LLC in a Not-to-Exceed Amount of \$400,000 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 #5) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6360** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth Contract Extension Option for Four Months for Contract 2022-3018; Commercial and Residential Real Estate Broker Services with FRI Mason, LLC d/b/a Keller Williams Advisors Realty Not-to-Exceed 8.5% of the Sale or Purchase Price or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants and Project Development Funds, or Sale Proceeds

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

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

1. **Resolution #6361** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3002 with Garland/DBS, Inc. for the Roof and HVAC Replacement at The President, 784 Greenwood Avenue, Cincinnati, Ohio for the Amount of \$638,492, Funded by Capital Funds

(Enclosure #7) (Joe Norton) (Roll Call)

5E. Adopt a Resolution – General

1. **Resolution #6362** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter into Contracts for Solicitation 2026-1003; Landscaping and Mowing Services with Blade Kings Landscaping LLC; Dreamscapes Unlimited; Gilbeys Landscaping LLC; Trustus Unlimited LLC; Sincere Properties LLC; Brighter Day Outdoor Services LLC; Butler Lawn Care & Landscaping Corporation; A-Z Lawn Care & Property Management; Just Right Construction & Lawn Care Service, LLC; and Lae-Kwam Dukes d/b/a Intense Pro Cleaning in a Not-to-Exceed Amount of \$400,000 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 #6363** – Resolution Approving the Collective Bargaining Agreement Between the AFSCME Ohio Council 8 – Local 1027 and Cincinnati Metropolitan Housing Authority

(Enclosure #9) (Lisa Thomas) (Roll Call)

3. **Resolution #6364** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Award a Contract for Employer Health Insurance Coverage to United Healthcare, Stop Loss Coverage to Symetra, Dental and Life Insurance Coverages to Guardian and Vision Insurance Coverage to EyeMed , Funded by Operational Funds (Asset Management), Administrative Fees (HCV), TPS Operating Funds, Development Funds and Management Services Funds (COCC)

(Enclosure #10) (Lisa Thomas) (Roll Call)

During January 2026, Fiscal Year 2026, CMHA entered into two (2) non-construction contracts with not-to-exceed minimum amounts \$100,000. CMHA did not enter into any construction contracts below \$100,000 in January. 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. Bernadette Watson

Mr. Edward R. O'Donnell

Ms. Lann B. Field