



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, March 31, 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. 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. Executive Session
 - Real Estate
 - Personnel
 8. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Regular Board Meeting – February 24, 2026

(Enclosure #1)

(Roll Call)

IV. PUBLIC COMMENT

- Ms. Shirdette Gaffney – Royalty Janitorial Services

V. CMHA UPDATES

- Mr. Mike Daniels – NFL Flag Football Partnership
- Ms. Marquita Flowers – Leasing Update

VI. DISCUSSION OF SECRETARY RECOMMENDATIONS

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

6A. Approval of the Financial Report

- 1. Resolution #6366 – Resolution Approving the Bad Debt Write-Offs for February 2026**

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

- 2. Resolution #6367 – Resolution to Approve Fiscal Year 2026, February 2026 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:

- 1. Resolution #6368 – 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 2026-1015 – Fire Watch Services**
- 2. SOL 2026-1016 – Janitorial Services**
- 3. SOL 2026-1017 – General Maintenance Services**
- 4. SOL 2026-1018 – Vacancy Prep Services**
- 5. SOL 2026-1019 – Recertification Processing for Public Housing Program**
- 6. SOL 2026-1020 – Appliance Repair Services**

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

- 7. SOL 2026-3003 – 1924-1934 Millvale – 6 Units Rehabilitation**

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

- 8. SOL 2026-5003 – Healthcare Broker Services**
- 9. SOL 2026-5004 – Contract Labor Services - Maintenance**
- 10. SOL 2026-5005 – Contract Labor Services – Administrative and Finance**
- 11. SOL 2026-5006 – Executive Recruitment Services**

(Enclosure #4) (Lisa Thomas/ Marco Benavides) (Roll Call)

6C. Contract Renewals:

1. **Resolution #6369** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-1032; Fire Extinguisher Services with Brakefire, Inc. d/b/a Silco Fire & Security in a Not-to-Exceed Amount of \$90,000 Annually 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)

2. **Resolution #6370** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-2001; HCV Monthly File Audits Services with Berman Hopkins Wright & LaHam; and Nan McKay & Associates, Inc. in a Not-to-Exceed Amount of \$150,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

(Enclosure #6) (Lisa Isham/Marco Benavides) (Roll Call)

3. **Resolution #6371** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2023-6001; Agency-Wide Application Software and RentGrow Services (for Background Checks and Employment Verification) with Yardi Systems in a Not-to-Exceed Amount of \$959,063 Annually (this Amount Includes \$529,063 for Software and \$430,000 for RentGrow Services) or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC), Administrative Fees (HCV) and Operational Funds (Asset Management)

(Enclosure #7) (Mark Haas/Marco Benavides) (Roll Call)

4. **Resolution #6372** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-6001; Data Center for Co-Location Services with PCD Network Solutions, Inc. d/b/a 3Z.Net in a Not-to-Exceed Amount of \$30,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC)

(Enclosure #8) (Mark Haas) (Roll Call)

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

1. **Resolution #6373** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with My Home Pro, LLC for Solicitation 2025-9066; 2028 Quebec Rehabilitation for an Amount of \$197,900, Funded by Capital Grants

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

2. **Resolution #6374** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract with Discount Services LLC for Solicitation 2025-9067; 2140 Quebec Rehabilitation for an Amount of \$177,900, Funded by Capital Grants

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

6E. Adopt a Resolution – General

1. **Resolution #6375** – 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 1701-1705 Vinton, At or Above Fair Market Value (FMV)

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

2. **Resolution #6376** – Resolution Approving the MOD Rehab Contract OH004MR0002 FY2027 Budget and Funds Request by the Cincinnati Metropolitan Housing Authority

(Enclosure #12) (Lisa Isham/Cedric Oluoch) (Roll Call)

3. **Resolution #6377** – Resolution to Adopt Certifications of Compliance – HUD 50077 for the Cincinnati Metropolitan Housing Authority’s Annual Plan for Fiscal Year 2026-2027, Effective July 1, 2026

(Enclosure #13)

(Roll Call)

During February 2026, Fiscal Year 2026, CMHA entered into one (1) non-construction contract with not-to-exceed minimum amounts of \$100,000. CMHA did not enter into any construction contracts below \$100,000 in February.

(Enclosure #14) (Marco Benavides)

VII. EXECUTIVE SESSION

- Real Estate
- Personnel

VIII. 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