



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, April 28, 2026**

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**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
  8. Adjourn
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**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

1. Annual Plan Public Hearing Meeting – March 31, 2026
  - (Enclosure #1)
  - (Roll Call)
2. Regular Board Meeting – March 31, 2026
  - (Enclosure #2)
  - (Roll Call)
3. Special Board Meeting, HUD Funding | HUD Policy Changes – April 20, 2026
  - (Enclosure #3)
  - (Roll Call)

**4. Special Board Meeting, Workforce | Integrated Technology | Operations and Processes – April 21, 2026**

**(Enclosure #4)**

**(Roll Call)**

**5. Special Board Meeting, COCC | RAD | Bond Issuance – April 22, 2026**

**(Enclosure #5)**

**(Roll Call)**

**IV. PUBLIC COMMENT**

- **Ms. Lashanti McCurdy – West Liberty Apartments Resident**

**V. CMHA UPDATES**

- **Ms. Marquita Flowers – Leasing Update**
- **Ms. Nikita Chatterjee – Code Violations/Customer Service Updates**

**VI. DISCUSSION OF SECRETARY RECOMMENDATIONS**

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

**6A. Approval of the Financial Report**

1. **Resolution #6378 – Resolution Approving the Bad Debt Write-Offs for March 2026**

**(Enclosure #6) (Cedric Oluoch/Marquita Flowers) (Roll Call)**

2. **Resolution #6379 – Resolution to Approve Fiscal Year 2026, March 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority**

**(Enclosure #7) (Cedric Oluoch) (Roll Call)**

3. **Resolution #6380 – Resolution to Approve the CMHA Audit for FY2025**

**(Enclosure #8) (Cedric Oluoch) (Roll Call)**

**6B. Request Approval to Solicit Bids for the following items:**

1. **Resolution #6381 – 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 2026-3005 – Construction Cost Estimating Services**
2. **SOL 2026-3006 – Special Inspections and Testing Services**

**(Enclosure #9) (Joe Norton/ Marco Benavides) (Roll Call)**

**6C. Contract Renewals:**

1. **Resolution #6382** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-1043; Inspection and Training Services with U.S. Inspection Group, Inc. in a Not-to-Exceed Amount of \$89,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #10) (Marquita Flowers/Marco Benavides) (Roll Call)

2. **Resolution #6383** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-1044; Hotel and Lodging Services with Extended Stay in a Not-to-Exceed Amount of \$200,000 Annually or the Board Approved Fiscal Year 2026 Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #11) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6384** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First Contract Extension Option for a Period of Four Months for Contract 2024-1078; Fire Alarm Services with Silco Fire & Security in a Not-to-Exceed Amount of \$106,845 Annually 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)

4. **Resolution #6385** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1010; Reception Services with Gilson Software Solutions-PHA, LLC; and 22<sup>nd</sup> Century Technologies, Inc. in a Not-to-Exceed Amount of \$50,000 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)

5. **Resolution #6386** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1011; Locksmith Supplies with IDN-H. Hoffman, Inc. in a Not-to-Exceed Amount of \$75,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), and Management Services Funds (COCC)

(Enclosure #14) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6387** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1021; Electrical Repair Services with J.T.L. Electric Co.; Seco Electric Co.; and Prestige Home Improvement & Roofing LLC in a Not-to-Exceed Amount of \$500,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #15) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6388** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-4001; General Engineering Services with The Mannik & Smith Group, Inc.; ECS Midwest, LLC; G.J. Berding Surveying, Inc.; and Valu-Tech, Inc d/b/a VT Design Solutions 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 Capital Grants and Development Funds

(Enclosure #16) (Joe Norton/Marco Benavides) (Roll Call)

8. **Resolution #6389** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-4006; Consultants for Analysis for Year 15 Exit from LIHTC with Baker Tilly US, LLP; and Ithaka Advisory, LLC in a Not-to-Exceed Amount of \$100,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational or Development Funds

(Enclosure #17) (Gary Boeres/Marco Benavides) (Roll Call)

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

No New Construction Contracts this Month

6E. Adopt a Resolution – General

1. **Resolution #6390** – Resolution Authorizing the Incorporation of Crotty and Mears LLC and Crotty and Mears Development Corp. and Associated Employer Identification Numbers to Facilitate the Conversion/Rehabilitation of 27 Residential Units of Crotty and Mears (AMPS 202 and 203)

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

2. **Resolution #6391** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Pursue and Execute Documents in order to Submit for a Commitment to Enter Into a Housing Assistance Payments Contract (CHAP) for Scattered Sites AMP 208 Avondale and Walnut Hills and to Execute Any Additional Documentation Required to Complete the CHAP Applications for These Sites

(Enclosure #19) (Gary Boeres) (Roll Call)

3. **Resolution #6392** – 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 6850 Acre Drive, 211 East Broadway, 2821 Rosella, 518 Rosemont and 1603 Rosemont, At or Above Fair Market Value (FMV) and for the Chief Executive Officer to Negotiate and Execute Any and All Documents Needed to Close on the Properties After SAC Approval is Received

(Enclosure #20) (Joe Norton) (Roll Call)

4. **Resolution #6393** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1006; Pest Control Services with Bug Patrol of Ohio LLC; Ampulex Environmental Solutions, LLC; B&H Elite Complete Lawn and Garden Care; Select Pest Control, Inc.; Rich the Pest Guy LLC; and The Terminix International Company Limited d/b/a Terminix Commercial in a Not-to-Exceed Amount of \$360,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #21) (Marquita Flowers/Marco Benavides) (Roll Call)

5. **Resolution #6394** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1008; Waste Collection Services with Rumpke of Ohio; and Clayton Walker in a Not-to-Exceed Amount of \$1,200,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #22) (Marquita Flowers/Marco Benavides) (Roll Call)

6. **Resolution #6395** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1009; Grounds Litter and Bulk Removal Services with The Stonestreet Group LLC; Trustus Unlimited LLC; Gate Keepers Lawncare LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning Services; Blade Kings Landscaping LLC; Clayton Walker; Push Contractors Inc.; Royalty Janitorial Services, LLC; Diamond Professional Contractors LLC; Pleazant Contracting Services, LLC; and Red Star Solutions LLC in a Not-to-Exceed Amount of \$300,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #23) (Marquita Flowers/Marco Benavides) (Roll Call)

7. **Resolution #6396** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-5005; Media Services with Vehr Communications, LLC; Yard Group LLC; LQ Consulting; and I and Eye Productions, Inc. in a Not-to-Exceed Amount of \$75,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Management Services Funds (COCC), Operational Funds (Asset Management), Administrative Funds (HCV), Development Funds, and Touchstone Property Services

(Enclosure #24) (Marco Benavides) (Roll Call)

8. **Resolution #6397** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-7001; Printing and Mailing Services with Specialty Lithographing Company; and Jos. Berning Printing Co. in a Not-to-Exceed Amount of \$225,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management), Administrative Funds (HCV), Management Services Funds (COCC), and Development Funds

(Enclosure #25) (Marco Benavides) (Roll Call)

9. **Resolution #6398** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Execute a Legally Binding Debt Forgiveness Agreement with the City of Cincinnati Regarding City West Soft Debt

(Enclosure #26) (Gary Boeres) (Roll Call)

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

(Enclosure #27) (Marco Benavides)

## VII. EXECUTIVE SESSION

- Real Estate

## 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**