



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, September 29, 2026

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Public Comments
 5. CMHA Updates
 6. Discussion of Secretary Recommendations
 - 6A. Financial Report
 - 6B. Request for 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. Public Hearing Meeting – August 25, 2026
 - (Enclosure #1)
 - (Roll Call)
2. Regular Board Meeting – August 25, 2026
 - (Enclosure #2)
 - (Roll Call)

IV. PUBLIC COMMENT

- Ms. Jacqueline Ennis – HCV Participant

V. CMHA UPDATES

- Ms. Lisa Isham & Ms. Mary Kosik – SEMAP, Special Programs and FSS Updates
- Ms. Marquita Flowers – Leasing Update and Asset Management Update
- Ms. Reema Ruberg – City West 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 #6470** – Resolution Approving the Bad Debt Write-Offs for August 2026

(Enclosure #3) (Shimeako Cole/Marquita Flowers) (Roll Call)

2. **Resolution #6471** – Resolution to Approve Fiscal Year 2027, July 2026 and August 2026 Preliminary Unaudited Financial Statements for the Cincinnati Metropolitan Housing Authority

(Enclosure #4) (Shimeako Cole) (Roll Call)

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

1. **Resolution #6472** – 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 2026-1050** – Property Management Services for Stanley Rowe

(Enclosure #5) (Marquita Flowers/ Marco Benavides)

2. **SOL 2026-4002** – Contracts for Real Estate Title and Property Transfer Services

(Enclosure #5) (Gary Boeres/ Marco Benavides) (Roll Call)

6C. Contract Renewals:

1. **Resolution #6473** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Fourth One-Year Contract Extension Option for Contract 2022-1010; Call Center Services/Customer Service for Housing Choice Voucher Program with 22nd Century Technologies, Inc. in a Not to Exceed Amount of \$381,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Administrative Fees (HCV)

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

2. **Resolution #6474** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Second One-Year Contract Extension Option for Contract 2024-4004; Physical Needs Assessment Services with Bureau Veritas Technical Assessments LLC; and BBG Inc. in a Not to Exceed Amount of \$250,000 Annually Per Contractor or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Capital Grants

(Enclosure #7) (Joe Norton/Marco Benavides) (Roll Call)

3. **Resolution #6475** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the Third One-Year Contract Extension Option for Contract 2023-5007; Contract Labor and Executive Search Services with Aquarius Professional Staffing, LLC; Precision Staffing Services, LLC; and Staffmark Investments, LLC in a Not to Exceed Amount of \$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), Management Services Funds (COCC), Administrative Fees (HCV), and Development Funds

(Enclosure #8) (Lisa Thomas/Marco Benavides) (Roll Call)

4. **Resolution #6476** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Sign the First One-Year Contract Extension Option for Contract 2025-1042; Work Order Answering Services with Gilson Software Solutions-PHA, LLC in a Not to Exceed Amount of \$60,000 Annually or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operational Funds (Asset Management)

(Enclosure #9) (Marquita Flowers/Marco Benavides) (Roll Call)

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

1. **Resolution #6477** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2026-3013 with My Home Pro LLC for Unit Turns of 24 Units at Winton Terrace for the Amount of \$144,900, Funded by Capital Funds

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

2. **Resolution #6478** – 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 Replacement of the West Building at Liberty Street Apartments for the Amount of \$1,539,723, Funded by Capital Funds

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

3. **Resolution #6479** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Purchase Using the Omina Cooperative Purchase Agreement to Purchase Appliances from Lowes in the Amount of \$250,000, Funded by Capital Funds

(Enclosure #12) (Joe Norton) (Roll Call)

4. **Resolution #6483** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Enter Into a Contract for Solicitation 2024-3020; 6418 Beechmont Avenue Modernization by My Home Pro LLC in the Amount of \$189,900, Funded by Anderson EDI Funds

(Enclosure #13) (Joe Norton) (Roll Call)

6E. Adopt a Resolution – General

1. **Resolution #6480** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1042; Clean, Repair or Replace Building Awnings Services with G.L. Staley Construction 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)

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

2. **Resolution #6481** – Resolution Authorizing the Chief Executive Officer of the Cincinnati Metropolitan Housing Authority to Negotiate and Enter Into Contracts for Solicitation 2026-1035; Code Violation Repairs and Pest Control Services with Discount Services LLC; M&M Contracting; All Phases Residential and Commercial Contracting LLC; and Prestige Home Improvement & Roofing LLC in a Not to Exceed Amount of \$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 #15) (Marquita Flowers/Marco Benavides) (Roll Call)

3. **Resolution #6482** – Resolution Adopting the Significant Amendment to the FY2026-2027 Annual Plan Development Activities – Capital Statement Demolition/Disposition Activities

(Enclosure #16) (Joe Norton) (Roll Call)

During August 2026, Fiscal Year 2027, CMHA entered into four non-construction contracts with not-to-exceed minimum amounts of \$100,000. CMHA entered into one construction contract below \$100,000 in August.

(Enclosure #17) (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