

CUYAHOGA METROPOLITAN HOUSING AUTHORITY

November 6, 2024

Regular Meeting

I. Roll Call

II. Discussion and Adoption of Meeting Agenda

III. Approval of the Minutes of the Previous Meeting

A. October 2, 2024 Regular Meeting

IV. Committee Reports

A. Safety Committee	Andrés González, Chief of Police
B. Personnel Committee	Ronaye Steele, Director of Human Resources
C. Resident Affairs Committee	Nadine D. Head, Commissioner
D. Finance Committee	Stephanie Y. Pope-Earley, Chairperson
E. WRRMC committee	Matthew Schmidt, Director of Modernization and Development
F. Audit Committee	Stephanie Y. Pope-Earley, Chairperson
G. Progressive Action Council	Lillian Davis, PAC President

V. CEO Report

A. Finance Report Bo Truett, Director of Finance

VI. New Business:

- A. Resolution:** Resolution ratifying the Cuyahoga Metropolitan Housing Authority's award of a one-year contract extension to Avrem Technologies, LLC for labor and management of all IT services and a new phone system upgrade for the Police Department in an amount not to exceed \$150,520.64, subject to the availability of funds
Presenter: Claire Russ, Chief of Agency Analytics, Inspections and Technology
Source of Funds: AMP's, S8NC, RAD, LIHTC, FAIRFAX
- B. Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to extend the Housing Assistance Payments Contract with CHN Housing Partners for a five-year period to provide sixteen Project-Based Vouchers for rental assistance for low-income households
Presenter: Dorivette Nolan, Chief of Policy, Planning and Voucher Administration
Source of Funds: HCVP
- C. Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to exercise the second and final one-year renewal option with Medical Mutual Services, LLC for \$9,350,000.00 to provide medical claims, administration and stop loss insurance; exercise the second and final one-year renewal option with Caremark PCS Health, LLC for \$1,900,000.00 to provide prescription drug coverage; exercise the second and final one-year renewal option with Everside Health, LLC for \$450,000.00 to provide direct primary care services; and exercise the second and final one-year renewal option with MedMutual Life Insurance Company for \$45,000.00 to provide life/AD&D insurance in a total combined amount not to exceed \$11,745,000.00 for calendar year 2025, subject to the availability of funds
Presenter: Ronaye Steele, Director of Human Resources
Source of Funds: COCC, AMP's, HCVP, S8NC, RAD, LIHTC, FAIRFAX
- D. Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award two separate three-year contracts with two, one-year mutual renewal options to MetLife in an amount not to exceed \$820,470.00 to provide dental insurance coverage for the Authority's employees and to National Vision Administrators in an amount not to exceed \$125,000.00 to provide vision insurance coverage for the Authority's employees, for a combined total amount not to exceed \$945,470.00, subject to the availability of funds
Presenter: Ronaye Steele, Director of Human Resources
Source of Funds: AMP's, S8NC, RAD, LIHTC

- E. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award a one-year contract extension to Du & Associates Inc. for Software Consulting Services, subject to the availability of remaining funds
Presenter: Sharhonda Greer, Chief of Housing, Administration and Operations
Source of Funds: AMP's, S8NC, RAD, LIHTC, FAIRFAX
- F. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award two separate two-year contracts with two, one-year mutual renewal options to Farrens Landscaping Company LLC and Robin's Nest Property Management Landscape Services Company for snowplowing services in a combined total amount not to exceed \$315,100.00, subject to the availability of funds
Presenter: Sharhonda Greer, Chief of Housing, Administration and Operations
Source of Funds: AMP's, S8NC, RAD, LIHTC, FAIRFAX
- G. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award a two-year contract with two, one-year mutual renewal options to GlassForYou Inc. dba Glass Doctor of Northeast Ohio in lieu of Service Convenience, Inc. dba Glass Doctor for the Supply and Delivery of Window and Door Replacement Glass and Related Work throughout the Authority
Presenter: Sharhonda Greer, Chief of Housing, Administration and Operations
Sources of Funds: AMP's, S8NC, RAD, LIHTC, FAIRFAX
- H. **Resolution:** Resolution authorizing 2045 Transformation, LLC to award a contract to McPhillips Plumbing, Heating & Air Conditioning Company for the Mechanical Upgrades at Union Square Apartments in an amount not to exceed \$198,000.00, subject to the availability of funds
Presenter: Matthew Schmidt, Director of Modernization and Development
Sources of Funds: RAD
- I. **Resolution:** Resolution authorizing 2045 Transformation, LLC to award a contract to Automatic Mechanical Corp. for the Mechanical Upgrades at Mount Auburn Apartments in an amount not to exceed \$107,985.00, subject to the availability of funds
Presenter: Matthew Schmidt, Director of Modernization and Development
Sources of Fund: RAD: Reserves
- J. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award a contract to Prodigy Building Solutions, LLC for the Storefront Entry Repairs at Willson Tower in an amount not to exceed \$76,227.98, subject to availability of funds
Presenter: Matthew Schmidt, Director of Modernization and Development
Sources of Fund: AMP's, CFP, Other: Insurance
- K. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to award a contract to Regal Fire Protection LLC for the Testing and Repair of Dry Standpipe Systems at its various high-rise buildings in an amount not to exceed \$229,119.96, subject to availability of funds
Presenter: Matthew Schmidt, Director of Modernization and Development
Sources of Funds: AMP's, RAD
- L. **Resolution:** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to Transfer Certain Property and Grant Temporary Construction Easements at Olde Cedar in Connection with the Ohio Department of Transportation Interstate 90 Interchange Project
Presenter: Matthew Schmidt, Director of Modernization and Development
Source of Funds: N/A

- VII. **Public Comment**
- VIII. **Executive Session**
- IX. **Adjournment**

Next Board of Commissioners Meeting – December 11, 2024

Place of Meeting
 CMHA Boardroom
 8120 Kinsman Road
 Cleveland, Oh 44104

Proposed Time
 4PM