

# Documenters

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## Board of Commissioners

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Agency: [Cuyahoga Metropolitan Housing Authority](#)

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## Summary

- The board approved a contract of up to \$125,000 with the Center for Employment Opportunities Inc., which works with folks returning from prison, for maintenance and beautification work.
- The board also approved rental assistance for some residents at Gates Mills Villa, located in Mayfield Heights, and roof replacements at Addison Square and King Kennedy Community Center.

## Follow-up Questions

- Is the voucher program available in other suburban communities?

## Notes

The meeting began at 4 p.m. and ended at 5 p.m.

Cuyahoga Metropolitan Housing Authority (CMHA) CEO Jeffery Patterson gave a brief summary of events that occurred recently. The events were attended by many seniors, who also received much-needed resources, he said. There was a [Mother's Day event](#). He also announced many upcoming events related to Pride Month, Juneteenth, a Woodhill neighborhood event, and an event for Father's Day.

One CMHA employee received an award for her service.

There were 15 resolutions presented by CMHA staff. The motion to accept all but one of the 15 resolutions passed. Below is a brief description of the approved resolutions.

Edwin Oliveras, director of purchasing, spoke about the following resolution:

- Resolution authorizing CMHA to enter into a one-year agreement with Great Lakes Petroleum Co. for the purchase and delivery of vehicle fuel (gasoline and diesel). Oliveras said CMHA has a fleet of 115 vehicles and would like Great Lakes Petroleum Co. to provide the fuel. CMHA has been able to save money by using this company because it allows the agency to purchase fuel at a lower price.

Sharhonda Greer, chief of housing, administration and operations, discussed three resolutions:

- Resolution authorizing CMHA to award a two-year contract with two one-year mutual renewal options to Simply Restoration, LLC to provide quarterly trash chute cleaning services at all high-rise buildings throughout the authority. The contract will cost up to \$275,200. Greer said this is a woman-owned business and has done a good job in the past.
- Resolution authorizing CMHA to award separate contracts to Don Koo & Associates, Chase Construction, Proficient Services, Inc., PRG Enterprises, LLC., Zennox Cleaning, Dash Home Improvement & Hauling, LLC., Central Ohio Cleaning, Inc., and Brown Sugar Investments for assistance in completing and closing out authority-wide work orders. The cost is set at no more than \$2.5 million. Greer said they are dealing with a backlog of needs. Some concerns stated by people in attendance were how the properties are assigned, if these are private contractors, and if they are doing work in occupied units.
- Resolution authorizing CMHA to award a one-year contract to the Center for Employment Opportunities, Inc. for maintenance support and site beautification services. Not to exceed \$125,000. Greer said it exists to create opportunities for people who face barriers to employment. Has worked with CMHA to support individuals who have faced difficulties.

Matthew Schmidt, director of modernization and development, addressed seven resolutions:

- Resolution authorizing 2045 Transformation, LLC to award a contract to Irvin's Inc. for the Concrete Parking Lot Repairs at Addison Square. It will cost up to \$139,487. Schmidt stated this company has been used in the past and had the lowest bid.
- Resolution authorizing CMHA to award a contract to Irvin's Inc. for the concrete parking lot repairs at Wilson Tower. Cost up to \$66,540.
- Authorizing 2045 Transformation, LLC to award a contract to Professional Roofing Service, Inc. for the roof replacement at Addison Square. Cost up to \$1.7 million.

- Resolution authorizing CMHA to award a contract to Sona Construction, LLC for the roof replacement at King Kennedy Community Center costing up to \$711,456.
- Resolution authorizing CMHA to award a contract to CG Group LLC for stovetop suppressor installation at King Kennedy North costing up to \$78,250.
- Resolution authorizing CMHA to award separate one-year contracts with one-year renewal options to Paladin Protective Systems, Inc., and Comfort Systems USA (Ohio), Inc., for the maintenance, repairs, and upgrades of the authority's security camera systems costing no more than \$450,716. Schmidt said this is essential for security of the properties.
- Resolution authorizing CMHA to award a contract to The M-A Building & Maintenance Co. for the masonry facade and ventilation repairs at Outhwaite Homes costing up to about \$3.2 million.

Dorivette Nolan, chief of policy, planning and voucher administration, discussed two resolutions:

- Resolution authorizing and adopting the amendment to CMHAs [Public Housing Agency Plan for Fiscal Year 2024](#)
- Resolution authorizing CMHA to enter into a housing assistance payments contract with Gates Mills Preservation, L.P. to provide project-based voucher rental assistance for low-income families at Gates Mills Villa

Claire Russ, chief of agency analytics, inspections and technology, discussed the following resolution:

- Resolution authorizing CMHA to enter into a two-year contract with a one-year option with FIT Technologies, Inc. for strategic information technology planning, cybersecurity and professional consulting costing up to about \$3.4 million.

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