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Board of Commissioners

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Agency: [Cuyahoga Metropolitan Housing Authority](#)

Date: Nov. 6, 2024

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Summary

- Sankofa Village is adding 50 new townhouses in the next phase of construction. Planning for this started in 2011.
- Cuyahoga Metropolitan Housing Authority (CMHA) is part of a group that [recently got \\$10.8 million for the Irishtown Bend park](#) near Riverview Tower and Lakeview Tower in Ohio City, according to its CEO.
- CMHA has more money coming in than it is spending.
- CMHA has new leaders and is helping its employees grow. It seems they are also doing more activities that involve the community.

Follow-Up Questions

- How does the Housing Choice Voucher program preserve its financial stability?
- Which sources of funds are used to make up any shortfalls?
- What particular metrics or feedback techniques are used to assess how well the Irishtown Bend recreational space makeover is working and how it affects the quality of life for nearby residents?
- When is Sankofa Village Phase Four expected to be finished, and what standards will be applied when choosing tenants for these new units?

Notes

Meeting began at 4 p.m.

Agenda

1. Opening and attendance
 - Chair Stephanie Pope-Earley called the meeting to order.
 - Members present:
 - Chair Stephanie Pope-Earley
 - Vice Chair Joseph Black
 - Commissioner Robert E. Davis
 - Commissioner Nadine D. Head
 - Commissioner Diane Howard
 - A [quorum](#) was established.

2. Approval of agenda and minutes

- The agenda for the current meeting was unanimously approved.
- Minutes from the previous meeting on Oct. 2, 2024, were approved.

3. CEO report

CEO Jeffery Patterson presented updates on various projects and initiatives:

- **Sankofa Village Phase Four:** Groundbreaking ceremony for 50 townhouse units, part of a larger revitalization plan, was Nov. 1.
- **Community projects:**
 - Completion of a mural at the RTA wall as part of the Woodhill project, noted as the longest mural in the state.
 - Positive feedback on the Irishtown Bend project for recreational space.
 - CMHA is part of a group that recently received a \$10.8 million grant for park improvements and recreational amenities. For more information on local parks, visit [Cleveland Metroparks](#) or [Cuyahoga County Parks](#).
- **Cultural events:**
 - CMHA celebrated Breast Cancer Awareness Month and Hispanic Heritage Month.
- **Staff changes:**
 - Retirement of Ed Oliveras, purchasing director.
 - Welcome to Tom Bassett, new procurement director.

- Promotion of Tekisha Ruffin to director of resident services.

4. Employee recognition

- Manager of the Month: Michelle Strazisar, utilities manager
- Employee of the Month: Sheyana Bell, family self-sufficiency program
- Special recognition: Delores Gray for community advocacy and leadership

5. Financial report

Finances through September 2024 presented by Finance Director Bo Truett:

- Operating revenue: \$217.6 million
- Operating expenses: \$211.3 million

Program-specific performance:

- [Low Rent Public Housing](#): \$44.8 million revenue, \$43 million expenses
- [Housing Choice Voucher](#): \$111.4 million revenue, \$110.7 million expenses
- Blended Component Units: \$27.2 million revenue, \$29.2 million expenses
- Discrete Component Units: \$16.9 million revenue, \$14.6 million expenses

For more information on housing programs and community services, check out this [Signal Cleveland explainer](#), the [Housing and Urban Development \(HUD\) Official Website](#) or [Cuyahoga County Health & Community Services](#).

6. Resolutions

All resolutions (A through L), as listed on the [agenda](#), were approved:

- Resolution A: IT services contract extension with Avrem Technologies, LLC at a maximum cost of \$150,520.64
- Resolution B: Housing assistance payments contract extension with CHN Housing Partners
- Resolution C: Medical, pharmacy, and insurance services contract extensions (\$9.35 million to Medical Mutual Services, LLC for medical, \$1.9 million to Caremark PCS Health, LLC for pharmaceutical, \$450,000 to Everside Health, LLC for direct primary care services, \$45,000 to MedMutual Life Insurance Co. for life insurance). Total not to exceed about \$11.7 million through 2025.
- Resolution D: Vision and dental insurance services contracts (\$820,470 to MetLife for dental and \$125,000 to National Vision Administrators for vision). Total max

cost \$945,470.

- Resolution E: Software consulting services contract extension with Du & Associates Inc.
- Resolution F: Snow removal services contracts with Farrens Landscaping Company LLC and Robin's Nest Property Management Landscape Services Company for a maximum cost of \$315,100.
- Resolution G: Window and door replacement services contract with Glass Doctor of Northeast Ohio
- Resolution H: Authorizing 2045 Transformation, LLC to award a contract to McPhillips Plumbing, Heating & Air Conditioning Co. for Union Square Apartments mechanical upgrades at a maximum cost of \$198,000
- Resolution I: Authorizing 2045 Transformation, LLC to award a contract to Automatic Mechanical Corp. for Mount Auburn Apartments HVAC upgrades at a maximum cost of \$107,985
- Resolution J: A contract with Prodigy Building Solutions, LLC for Wilson Tower storefront entry repairs at a maximum cost of \$76,227.98
- Resolution K: A contract with Regal Fire Protection LLC for high-rise buildings dry pipe systems testing and repairs at a maximum cost of \$229,119.96.
- Resolution L: ODOT I-90 interchange project property transfer and easements at Olde Cedar

For more information on local community developments and news related to CMHA initiatives, visit [CMHA's website](#).

Additional resources:

- [Cuyahoga County Public Library](#) - For community events and educational programs that may relate to CMHA initiatives.

7. Public comments

No public comments were made during the meeting. A request for comment was submitted by Marquesa Stephens, but she was not present to voice her concerns.

8. Executive session

The board moved into executive session around 5:05 p.m. to discuss personnel matters, confirming a quorum for the session.

If you believe anything in these notes is inaccurate, please email us at clDOCUMENTERS@gmail.com with "Correction Request" in the subject line.