

# Documenters

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## Board of Commissioners

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Agency: [Cuyahoga Metropolitan Housing Authority](#)

Date: Jan. 15, 2025

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## Summary

- The meeting was facilitated as outlined in the [agenda](#). All issues were identified clearly, and all agenda items were approved.
- Funding was allocated for the securing of vacant units at Woodhill Homes and elsewhere, improving community safety.
- Approval of the restoration at Willson Tower will allow construction to begin to remediate units affected by water damage so residents can return.

## Follow-Up Questions

- It was mentioned that the restoration of Willson Tower would take a “couple months.” Exactly how long is that? What determines the pace?
- Are there any plans to remedy the compactor placement at Springbrook high-rise?

## Notes

This meeting started promptly at the scheduled time of 4 p.m. It took place in the boardroom at CMHA’s headquarters. The board sat behind podium-style desks equipped with microphones. There was a large area with plenty of seating for the public. I observed between 20-30 people in attendance. The meeting was opened with a roll call.

Board Members Stephanie Pope-Early (chairperson), Robert Davis and Diane Howard were present.

After roll call, the Dec. 12, 2024, regular meeting minutes were approved.

Next, CMHA CEO Jeffery Patterson gave the following announcements:

- Mention of a successful toy giveaway that was well attended at Lakeview Estates.
- A moment of silence for President Jimmy Carter. Patterson mentioned that Carter

was at one time a participant in public housing as well as an advocate for it.

- There will be an MLK Day celebration.
- They are having a job fair on Jan. 17 from 10 a.m. to 2 p.m. at the CMHA office.
- Emergency Housing Voucher and Landlord Engagement Opportunity were mentioned, but no explanation was given of what those programs are or their relevance to the meeting.
- Patterson announced the promotion of Matthew Schmidt to Chief of Modernization and Development and passed out awards for manager and employer of the month.
- Patterson also said that the financial report would be submitted in writing.

## **Resolutions**

### **Resolution A (motion for approval carried)**

CMHA awarded Mendco Construction Co. the contract for repairs at Willson Tower in the amount not to exceed \$528,148. Three bids were submitted and reviewed. The lowest bidder was selected for the repairs necessary due to fire damage on the 7th floor, Schmidt said. The water damage extended to 40 units, making it necessary to repair drywall, all systems, finishes, appliances and carpentry. It was stated that the work would begin immediately upon approval of the funds and could last a “couple months,” according to Schmidt.

### **Resolution B (motion to approve carried)**

CMHA renewed the contract with Reddy Equipment for agency-wide compactor, chute and container repair services for one year in the amount not to exceed \$50,000. Sharhonda Greer, chief of Housing, Administration and Operations, presented. Greer said that Reddy Equipment had successfully serviced CMHA for more than 10 years. Though prices have increased, they have been able to provide consistent prices for efficient removal through chutes that make it easy for seniors to empty their trash directly from their floor. Greer mentioned one building — Springbrook high-rise — that has a non-functioning compactor due to the location being above an RTA bus stop on Hough Avenue. The option would be to move the bus stop or the compactor. No discussion about that has taken place.

### **Resolution C (motion for approval carried)**

CMHA added funds to the existing contract with [Door and Window Guard Systems Inc.](#) (DAWGS) to temporarily secure vacant units at Woodhill Homes and elsewhere. The additional money is not to exceed \$560,000. It was mentioned that the units have DAWGS removed once they are starting demolition. DAWGS help secure the vacant units

and prevent vandalism, theft and squatting. Greer also mentioned that vacancies have increased. The original contract, approved in 2023, was for three years and \$600,000.

Resolution D (motion for approval carried)

CMHA authorized the annual premiums for commercial liability, property and equipment breakdown insurance. CMHA has been a member of [HAI Group](#) since 1987, said CMHA Chief General Counsel Terry Billups. HAI has a U.S. Department of Housing and Urban Development bid waiver allowing them to forego the public bidding process, Billups said. Billups added that there had been a 2% increase in commercial liability, 7% increase in commercial property, and 2% decrease in the equipment breakdown premiums compared to last year.

Resolution E (motion for approval carried)

CMHA is using Hudson Insurance as a provider for commercial auto insurance, Billups said. Pinkney Perry Insurance Agency was awarded this contract for being the most advantageous for CMHA. There has been an 8.5% increase in premium (\$137,330 to \$149,134). Payments can be made quarterly. The first payment is due Jan. 30.

**No one asked to make a public comment.**

**The [executive session](#) was mentioned followed by a roll call. I was unsure whether the meeting was done at that point. Nothing further was discussed, and all the people cleared the room.**

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