

# **Board of Commissioners**

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Agency: [Cuyahoga Metropolitan Housing Authority](https://cleveland.documenters.org/agencies/cuyahoga-metropolitan-housing-authority-1175/)

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**Summary**

* The Cuyahoga Metropolitan Housing Authority (CMHA) is investing in renovations and beautification of its properties through community programs and facility updates.
* CMHA is investing nearly $1 million in updating emergency backup generators.
* CMHA is working with the U.S. Department of Housing and Urban Development (HUD) to continue identifying sites for potential improvement of CMHA housing stock.

### **Follow-Up Questions**

* How common is it for CMHA contract opportunities to receive one bid? What is protocol in that situation? Why do more contractors not apply?
* When a property is converted to Section 8 via [rental assistance demonstration (RAD)](https://www.youtube.com/watch?v=NusTOrsd_NY), does it become privately owned? *[Editor’s note:* [*This part of an explainer video says CMHA still owns properties following RAD conversion*](https://youtu.be/NusTOrsd_NY?si=ddzlTTFmP9szf56S&t=197)*.]*

### **Notes**

The CMHA Board of Commissioners convened at 4:06 p.m. on May 7. The meeting began with roll call and announcement of a [quorum](https://drive.google.com/file/d/1xa3tzAsSWEpj35h9nPontx0eDQt6mHyy/view?usp=share_link). Vice Chairperson Joseph Black and Commissioners Diane Howard and Nadine Head were in attendance; Chairperson Stephanie Pope Early joined late, during the announcement of employee of the month. Commissioner Robert Davis was absent.

**CEO’s Report.** The board heard the report of CMHA CEO Jeffery Patterson. Patterson updated the board on CMHA’s activities, including plans to repair 20 homes in partnership with Habitat for Humanity this summer in Buckeye-Woodhill and to build a new park across from Woodhill Station East Phase Three apartments. CMHA is also working on refining its vision and strategy for the next 10 years.

Patterson noted the opening of the [Lotus Apartments](https://www.cmha.net/business_detail_T3_R554.php) and the inclusion of a voucher program for affordable housing at that site.   
  
On Earth Day, CMHA planted trees in a park in Kamm’s Corner. At [Lorain Square](https://www.cmha.net/business_detail_T3_R310.php), CMHA brought together staff and residents for Spring Yard Day, taking care of property and planting flowers to build pride in the community.

CMHA partners with Sherwin-Williams on a Homework Paint Education program, which allows participants to pursue a career as house painters. The CEO congratulated graduates of this program.

The CEO also noted that National Public Safety Telecommunicators Week was in April and said that CMHA recognizes its staff who link residents to emergency responders.

Finally, Patterson declared Pablo Real (spelling uncertain) and Augusta Jones employee champion and management champion of the month, respectively.

The meeting then transitioned to discussing the following resolutions, all of which are also available [here](https://cms3.revize.com/revize/cuyahoga/Website%20Tree/About%20Us/Board/Agendas/2025%20May%20Board%20Agenda%20Final.pdf).

**Resolution A.** To write off tenant accounts receivable processed during April 2025 in the total amount of more than $394,000. Passed unanimously.

**Resolution B.** Executes a contract between CMHA and Rave Wireless Inc. for telecommunications services, not to exceed $93,314.70. The presenter, Cortney Crockett, director of the client information center, said this technology is important for services like emergency communications to residents. Passed unanimously.

**Resolution C.** Awards a two-year contract with a one-year renewable option to Northeast Ohio Security and Electronic Solutions LLC. Services include repair and testing of fire alarms. According to Jeffrey Wade, chief of staff and special counsel to the CEO, CMHA advertised the bid in the Plain Dealer, but Northeast Ohio Security and Electronic Solutions LLC was the only provider to bid. The contract is for no more than $550,000. The resolution passed unanimously.

**Resolution D.** Resolution would authorize two-year contracts of not more than a combined total of $1.2 million to three companies: 360 Heating & Cooling LLC, Gorman-Lavelle Corporation and Jones General Contracting LLC, for emergency plumbing services.

This resolution was tabled following a motion by Head and was the only resolution not to be passed.

**Resolution E.** Contract with All Ways Construction LLC for parking lot repairs at Bellaire 8 and the Puritas Garden, not to exceed $144,500. Two proposals were received, and All Ways Construction was the low bidder while still complying with regulations and requirements, said Matthew Schmidt, chief of modernization and development. Passed unanimously.

**Resolution F.** Awards contract to Kems Construction Company for the Fire Casualty Loss Restoration at Addison Square High Rise. Amount not to exceed $135,670. Schmidt said a fire damaged units at these properties, resulting in a call for proposals, which resulted in six bids. The low bidder was considered non-responsive, and so the next lowest bidder was selected. The renovations are expected to begin shortly after passage of the resolution. Passed unanimously.

**Resolution G.** Awards a contract to Lakeland Management Systems for ventilation and facade repairs at Olde Cedar. Contract not to exceed $1,228,000. Passed unanimously.

The next four resolutions address the need for new emergency generators at certain facilities to replace units that have come to an end of their useful life. All were awarded to Beck Electric Company, LLC.  
  
In response to a question from Howard, Schmidt said that as these generators are replaced, units that consume diesel fuel will be replaced with generators powered by natural gas. New generators are also being upgraded for digital remote control. The selection of the same contractor to provide all of these services reflects competitive bids from Beck Electric and confirmation that the contractor has capacity to complete all four contracts. These resolutions come from [Rental Assistance Demonstration (RAD)](https://www.hud.gov/hud-partners/rad) reserve funds. RAD allows public housing to be converted to Section 8 housing so that housing authorities can combine public and private financing for improvements.

**Resolution H.** Authorizes 2045 Transformation, LLC to award a contract to Beck Electric Company to replace an emergency generator at Cedar Highrise, in an amount not to exceed $249,518. Three proposals were received, and Beck Electric submitted the lowest bid, Schmidt said. Passed unanimously.

*[Editor’s note:* 2045 Transformation, LLC is a wholly owned subsidiary of CMHA created to “effectuate the Authority’s 2045 Initiative,” [according to a 2023 audit report](https://ohioauditor.gov/Auditsearch/Reports/2024/Cuyahoga_Metropolitan_Housing_Authority_2023_Cuyahoga_FINAL.pdf). The initiative’s goals include “fostering neighborhood improvements in the communities that the Authority serves” and “converting the entire public housing portfolio to the Section 8 platform.”*]*

**Resolution I.** Authorizes the Cuyahoga Metropolitan Housing Authority to award a contract to Beck Electric Company, LLC for emergency generator replacement at the Police Headquarters in an amount not to exceed $358,383.

**Resolution J.** Resolution authorizing 2045 Transformation, LLC to award a contract to Beck Electric Company, LLC for the emergency generator replacement at Mount Auburn Manor in an amount not to exceed $199,442. Passed unanimously.

**Resolution K.** Authorizes 2045 Transformation, LLC to award a contract to Beck Electric Company, LLC for the emergency generator replacement at West Boulevard in an amount not to exceed $138,841. Passed unanimously.

The final three resolutions authorized CMHA to apply to HUD to plan for renovations at certain properties.

**Resolution L.** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to apply to the U.S. Department of Housing and Urban Development for the disposition and conversion of units at the Carl B. Stokes Social Services Mall (King Kennedy South High-Rise) from the Public Housing program to the Rental Assistance Demonstration program as part of the 2045 Transformation Initiative.

The Stokes Mall was of particular interest to the board based on comments and questions; Pope-Early requested to be kept updated on this project.

Passed unanimously.

**Resolution M.** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to apply to the U.S. Department of Housing and Urban Development for the conversion of units at Lakeview Terrace from the Public Housing program to the Rental Assistance Demonstration program as part of the 2045 Transformation Initiative. Among other benefits, this resolution will allow CMHA to identify opportunities for future investment at this site, Schmidt said. Passed unanimously.

**Resolution N.** Resolution authorizing the Cuyahoga Metropolitan Housing Authority to apply to the U.S. Department of Housing and Urban Development for the conversion of units at Outhwaite Homes from the Public Housing program to the Rental Assistance Demonstration program as part of the 2045 Transformation Initiative. Passed unanimously.

There were no public comments. The board moved into executive session at 4:49 p.m. After executive session, the board returned and adjourned the meeting.

If you believe anything in these notes is inaccurate, please email us at [cledocumenters@gmail.com](mailto:cledocumenters@gmail.com) with "Correction Request" in the subject line.