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Board of Commissioners

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Agency: [Cuyahoga Metropolitan Housing Authority](#)

Date: June 4, 2025

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Summary

- Major capital improvements are underway - From elevator upgrades at King Kennedy North to fire alarm replacements and flooring renovations across multiple properties, CMHA is making investments in safety and infrastructure.
- Community programs and support seem to remain a priority - The agency is actively supporting families and seniors through programs such as the mobility demonstration, new senior housing, graduation celebrations, and partnerships such as the [sailing center](#) and splash park openings.
- Financial oversight and planning are steady - The five-year budget was previously approved for the mobility demonstration program, and multiple vendor contracts were either renewed or initiated in this meeting, showing long-term planning and attention to essential services.

Follow-Up Questions

- How will residents be kept informed about construction timelines and disruptions for upgrades like elevator and flooring replacements?
- What are the specific criteria for families to qualify for the [Community Choice Demonstration vouchers](#)?
- Are there plans to expand the partnership with [The Foundry](#) or other youth-centered programs in other CMHA communities?

Notes

I. Roll Call

- Attendees:
 - Chair Stephanie Pope-Early - Not present
 - Vice Chair Joseph Black - Present

- President Commissioner Robert Davis - 4:11 p.m. arrival
- Commissioner Nadine Head - Present
- Commissioner Diane Howard - Present

II. Meeting Agenda Discussion and Adoption

- A [quorum](#) was confirmed. The agenda was reviewed and adopted following motion and a second.

III. Approval of Prior Meeting Minutes

- The May 7 minutes were reviewed. No corrections were needed. A motion to accept the minutes was made, seconded and approved.

IV. Committee Reports

Reports from the following committees were submitted in writing and accepted without discussion:

- Safety: Report by CMHA Chief of Police Andrés González
- Personnel: Report by Ronaye Steele, HR director
- Resident Affairs: Report by Commissioner Nadine Head
- Finance: Report by Chair Stephanie Pope-Earley
- WRRMC (Modernization and Development): Report by Matthew Schmidt
- Audit: Report by Chair Stephanie Pope-Earley
- Progressive Action Council (PAC): Report by PAC President Lillian Davis

More info: [CMHA Board & Committees](#)

V. CEO Report Highlights - Presented by CEO Jeffery Patterson

- **Oakwood Villas:** Significant progress made on renovations. Some residents will begin returning in phases. Patterson acknowledged staff efforts and residents' patience.
- **Cedar Estates:** CMHA won a \$5 million competitive [grant](#) for lead-safety renovations, including remediating 30+ original staircases and plumbing updates.
- **Woodhill Transformation:** Demolition nearing completion. New road construction to begin in July. Phase 3 construction is 35% complete.
- **RTA Mural Wall:** 750-foot mural on Woodland/Woodhill Road that's part of the ["Elevate the East" initiative](#) received a national design award.
- **Lotus Apartments:** New supportive housing for young adults opened through partnership with Cleveland Housing Network and others.

- **Karam Senior Living Project:** Agreement finalized for 51 project-based vouchers and partnership with Cleveland Public Library. Construction starts this month.
- **Community Choice demonstration:** 63 families relocated to opportunity areas; 39 vouchers issued. [HUD Mobility Program](#). Five-year budget for the program approved.
- **Mother's Day Event:** Successful event featuring Nicole McKinney-Johnson from the Rape Crisis Center.
- **Graduation ceremonies:** Recognized high school and program graduates, including [Mommies Matter](#) and [family self-sufficiency](#) participants.
- **June community events:** Splash parks opened at Heritage Views and Outhwaite Homes. Health screenings were offered through MetroHealth at the Outhwaite splash park opening.
- **Sailing Center Groundbreaking:** Patrick S. Parker Community Sailing Center construction project launched; ties to pre-COVID collaboration with [The Foundry](#).
- **City Club event:** Commissioners attended a leadership panel event with the authority's CEO.
- **System upgrade rollout:** Riverside Park is piloting a Microsoft Teams-based phone system. Other sites will follow.
- **Employee recognition:** Vivian Johnson honored as Employee of the Month. Valerie J. recognized for longstanding dedication to senior programming (name spellings unconfirmed).

VI. Finance Report

Accepted as written

VII. Resolutions & Contract Approvals ([agenda](#))

Old Business

A. Emergency Plumbing Services – Request to table the resolution, which would approve a \$1.2 million contract with 360 Heating & Cooling, Gorman-Lavelle Corp., and Jones General Contracting. Tabling approved.

New Business

A. Tenant write-offs – \$418,631.10 write-off of rent due for May 2025. Jeffrey Wade, Chief of Staff & Special Counsel to the CEO, clarified that collection efforts continue via third-party agencies after tenants leave CMHA. Approved.

B. Property inspections – \$465,000 contract with [Nan McKay & Associates](#) for annual

HUD-compliant inspections using [HUD NSPIRE](#) protocol. Approved.

C. Kitchen cabinets – \$850,000 to Famous Supply for kitchen and vanity cabinets. Approved.

D. Vehicle fuel delivery – \$360,000 contract with Great Lakes Petroleum. Expected savings of about \$0.40 per gallon, according to Tom Bassett, director of Purchasing. Fuel to be delivered to administrative campus. Approved.

E. Elevator modernization (King Kennedy North) – \$4.5 million contract with Lakeland Management Systems. Project will add a second elevator and modernize existing units, according to Matthew Schmidt, chief of Modernization and Development. Approved.

F. Fire alarm system (King Kennedy North) – \$1.16 million contract with Dial Electric for a full fire alarm system replacement meeting current code standards. Approved.

G. Fire alarm system (Euclid Beach) – \$854,753.67 contract with ANR Electric for a full fire alarm system replacement. Approved. This building is part of the rental assistance demonstration program—[HUD RAD Overview](#).

H. Flooring and ceilings (LaRonde Apartments) – \$144,031 contract with Mendco Construction. Hallways to receive vinyl planking for floors and ceiling updates, Schmidt said. Approved.

I. Common areas (Apthorp Tower) – \$612,277 contract with Mendco Construction. Includes updated flooring, ceilings and lighting for common areas. Estimated two-month timeline for the work, Schmidt said. Approved.

J & K. Vacancy prep renewals – One-year renewal options for two separate sets of contractors: 20 contractors (\$6 million cap), and 26 contractors (\$15 million cap), to prep long-vacant units for occupancy. Approved.

L. Uniforms for maintenance staff – \$275,000 contract with [Cintas](#) under state cooperative purchasing program. Approved.

VII. Public Comment

No public comments were recorded.

IX. Executive Session

The board did not enter [executive session](#).

X. Adjournment

The meeting adjourned at 4:55 p.m.

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