



CMHA Boardroom
1635 Western Avenue
Cincinnati, Ohio 45214

TOUCHSTONE PROPERTY SERVICES, INC.

MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, OHIO

Tuesday, May 26, 2026

6:00 P.M.

I. AGENDA SCHEDULE

1. Call Meeting to Order
 2. Roll Call
 3. Approval of Minutes
 4. Discussion of Secretary Recommendations
 5. Adjourn
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II. ROLL CALL

III. APPROVAL OF MINUTES

1. Board Meeting – April 28, 2026

(Enclosure #1) (Roll Call)

IV. DISCUSSION OF SECRETARY RECOMMENDATIONS

1. Resolution #432 – Resolution Approving the Financial Report for the Month of April 2026 with Collection Losses

(Enclosure #2) (Vernal Moore/Cedric Oluoch) (Roll Call)

2. Resolution #433 – Resolution to Approve the Financial Statements for Hamilton County Affordable Housing, Springdale Senior Limited Partnership d/b/a Baldwin Grove, The Reserve on South Martin, Cary Crossing, West Union Square, Sutter View, Evanston, Pinecrest, Park Eden Apartments, Marianna Terrace, Horizon Hills, Bennett Point, Riverview San Marco, Logan Commons, Beechwood, Marquette Manor, City West Retail and Touchstone Property Services for the Month Ending April 30, 2026 for Calendar Year 2026

(Enclosure #3) (Vernal Moore/Cedric Oluoch) (Roll Call)

3. **Resolution #434** – Resolution Providing Authorization to Proceed with the Requests for Proposals and Solicitations for General Goods and Services and Construction from Outside Vendors

1. SOL TP26-1017 – HVAC Services
2. SOL TP26-1018 – Janitorial Services

(Enclosure #4) (Vernal Moore/Marco Benavides) (Roll Call)

4. **Resolution #435** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the First One-Year Contract Extension Option for Contract TP25-1001; Roofing and Chimney Services with Prestige Home Improvement & Roofing, LLC; DST Homes LLC; and Discount Services LLC in a Not-to-Exceed Amount of \$75,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #5) (Vernal Moore/Marco Benavides) (Roll Call)

5. **Resolution #436** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the First One-Year Contract Extension Option for Contract TP25-1009; Supplemental Pest Control Services with Select Pest Control; Essential Pest Control; and Rich the Pest Guy, LLC in a Not-to-Exceed Amount of \$100,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #6) (Vernal Moore/Marco Benavides) (Roll Call)

6. **Resolution #437** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the First One-Year Contract Extension Option for Contract TP25-1016; Supplemental Locksmith Services with Brownstone Development LLC; Diamond Professional Contractors, LLC; and DST Homes LLC in a Not-to-Exceed Amount of \$90,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #7) (Vernal Moore/Marco Benavides) (Roll Call)

7. **Resolution #438** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the First One-Year Contract Extension Option for Contract TP25-1023; Supplemental Vacancy Prep Services with Trustus Transportation, LLC d/b/a Trustus Maintenance & Janitorial; Diamond Professional Contractors, LLC; DCJ Janitorial LLC; Colossal Janitorial; Nailed It Cleaning Service; Howard Edwards Contractors, LLC; Pleazant Contracting Services LLC; and DST Homes LLC in a Not-to-Exceed Amount of \$150,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #8) (Vernal Moore/Marco Benavides) (Roll Call)

8. **Resolution #439** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the First One-Year Contract Extension Option for Contract TP25-1026; Compliance and Training Services with Afiya Home Solutions, Inc.; and Imkore Solutions LLC in a Not-to-Exceed Amount of \$45,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #9) (Vernal Moore/Marco Benavides) (Roll Call)

9. **Resolution #440** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Negotiate and Enter Into Contracts for Solicitation TP26-1010; Work Order Services with Call of Duty Construction LLC; Crossty Renovation Services LLC; Pro-Contractors; A Touch of Perfection Painting & Home Services LLC; Pleazant Contracting Services, LLC; Second Chance Renovation 112 LLC; Prestige Home Improvement & Roofing LLC; Diamond Professional Contractors, LLC; All Your Needs 00LLC; Coker Contracting LLC; KNVY Renovations; Howard Edwards Contractors, LLC; Trustus Unlimited, LLC; Cogar Enterprise LLC; Brownstone Development LLC; Royalty Janitorial Services, LC; DCJ Janitorial LLC; J Companies LLC; and Colossal Janitorial, LLC in a Not-to-Exceed Amount of \$500,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #10) (Vernal Moore/Marco Benavides) (Roll Call)

10. Resolution #441 – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Negotiate and Enter Into Contracts for Solicitation TP26-1014; Electrical Services with Seco Electric Co., Inc.; The Maximum Construction Group; Prestige Home Improvement & Roofing LLC; and Brownstone Development LLC in a Not-to-Exceed Amount of \$25,000 Annually Per the Pool of Contractors or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #11) (Vernal Moore/Marco Benavides) (Roll Call)

11. Resolution #442 – Resolution Authorizing Touchstone Property Services, Inc. to Enter Into a Property Management Agreement and Associated Documents with Maple RAD LLC in Conjunction with the Redevelopment of Maple Tower

(Enclosure #12) (Gary Boeres) (Roll Call)

During April 2026 of calendar year 2026, TPS did not into any non-construction contract with not-to-exceed maximum amounts below \$100,000. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #13) (Marco Benavides)

V. ADJOURN

TOUCHSTONE PROPERTY SERVICES, INC. Board

**Cincinnati Metropolitan Housing Authority
*Board of Housing Commissioners***

**Mr. William Myles, Chair
Ms. Mayme L. Mitchell, Vice-Chair
Mr. Thomas J. Weidman
Ms. Bernadette Watson
Mr. Edward R. O'Donnell
Ms. Lann B. Field**