



CMHA Boardroom
1635 Western Avenue
Cincinnati, Ohio 45214

TOUCHSTONE PROPERTY SERVICES, INC.

MEETING AGENDA

BOARD OF COMMISSIONERS

Cincinnati, OHIO

Tuesday, June 24, 2025

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

II. ROLL CALL

III. APPROVAL OF MINUTES

1. Board Meeting – May 27, 2025

(Enclosure #1) (Roll Call)

IV. DISCUSSION OF SECRETARY RECOMMENDATIONS

1. Resolution #377 – Resolution Approving the Financial Report for the Month of May 2025 with Collection Losses

(Enclosure #2) (Roll Call)

(Vernal Moore/Christy Stuckey/Michael Silbernagel/Cedric Oluoch)

2. Resolution #378 – 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, Beechwood, Marquette Manor, City West Retail and Touchstone Property Services for the Five Months Ending May 31, 2025 for Calendar Year 2025

(Enclosure #3) (Cedric Oluoch) (Roll Call)

3. **Resolution #379** – Resolution Authorizing the Chief Executive Officer to Sign the Fourth One-Year Contract Extension Option for Contract TP21-1005; Plumbing Maintenance and Repair Services with Triton Services, Inc.; Blau Mechanical, Inc.; Queen City Mechanicals, Inc.; and Roto-Rooter Services Company in a Not-to-Exceed Amount of \$180,000 Annually Per the Pool of Contractors (\$180,000 for the Remaining Calendar Year 2025) and the Remaining \$0 for Calendar Year 2026 or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #4) (Roll Call)

(Vernal Moore/Christy Stuckey/Michael Silbernagel/Marco Benavides)

4. **Resolution #380** – Resolution Authorizing the Chief Executive Officer of Touchstone Property Services to Sign the Second One-Year Contract Extension Option for Contract TP23-1010; Janitorial Services with Brown Development & Construction LLC; Colossal Janitorial, LLC; Crossty Renovation Services LLC; DCJ Janitorial LLC; Duchess Dynasty LLC d/b/a Royalty Janitorial Services; G2 Residential Services, LLC; Kamili Property Solution LLC; Lae-Kwam Dukes d/b/a Intense Pro Cleaning; Pleazant Contracting Services, LLC; The Stonestreet Group LLC; and Ultimate Professionals LLC in a Not-to-Exceed Amount of \$204,000 Annually for the Pool of Contractors (\$204,000 for the Remaining Calendar Year 2025) and the Remaining \$0 for Calendar Year 2026 or the Board Approved Budget for a Maximum 5-Year Contract, Funded by Operating Funds

(Enclosure #5) (Roll Call)

(Vernal Moore/Christy Stuckey/Michael Silbernagel/Marco Benavides)

5. **Resolution #381** – Resolution Increasing the Contract Amount and Authorizing the Chief Executive Officer of Touchstone Property Services to Sign a Change Order for Contract TP21-1005; Plumbing Maintenance and Repair Services with Triton Services, Inc.; Blau Mechanical, Inc.; Queen City Mechanicals, Inc.; and Roto-Rooter Services Company, Funded by Operating Funds

(Enclosure #6) (Roll Call)

(Vernal Moore/Christy Stuckey/Michael Silbernagel/Marco Benavides)

During May 2025 of fiscal year 2025, TPS did not enter into any non-construction contracts with not-to-exceed maximum amounts below \$100,000. Appropriate Procurement processes are adhered to for all purchases.

(Enclosure #7) (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. Teri Spears
Ms. Bernadette Watson
Mr. Edward R. O'Donnell
Ms. Lann B. Field