

RESOLUTION NO. _____

APPROVAL OF PARK DUVALLE PROPERTY MANAGEMENT SERVICES

Item No. 5h

WHEREAS, the Park DuValle Revitalization Project is a federal HOPE VI project consisting of four (4) individual Low-Income Tax Credit (LIHTC) phases (Park DuValle Limited Partnership I, Park DuValle Limited Partnership II, Park DuValle Limited Partnership III and Park DuValle Limited Partnership IV); and

WHEREAS, LMHA prepared a Request for Proposal (RFP) for the Property Management function of the PDV II with the option of including other Park DuValle Revitalization Project phases at the time they also exit their LIHTC 15-year compliance period requirement. The RFP was advertised in The Courier-Journal and The Louisville Defender, and on August 11, 2015 one proposal was received; and

WHEREAS, the proposal received was thoroughly reviewed and analyzed by LMHA staff; and

WHEREAS, the proposal submitted by Winterwood Property Management has been determined to be a responsive and responsible proposal; and

WHEREAS, the property management agreement was executed on October 1, 2016; and

WHEREAS, LMHA is pleased with the management services Winterwood has provided; and

WHEREAS, the initial year and the first, second and third one-year renewal options have expired; and LMHA and Winterwood would like to execute the fourth **(final)** one-year renewal option.

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NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a Property Management Agreement with Winterwood Property Management to perform the property management duties at the Park DuValle development, in an amount of 9.8% Effective Gross Rental Income.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority released Request for Proposal No.1390 on July 28, 2015 and received responses from the following companies:

<u>Vendor</u>	<u>Bid</u>
Winterwood Property Management	9.8% of Effective Gross Rental Income

The proposal was analyzed by LMHA Management Staff.

II. ALTERNATIVES:

- A. Award a contract to Winterwood Property Management for Property Management of Park DuValle.
- B. Do not award a contract to Winterwood Property Management for Property Management of Park DuValle.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

Winterwood Property Management has the experience and qualifications to perform the duties of the Property Manager at Park DuValle. LMHA has been satisfied with their performance. Approval of this contract will ensure that management of the development will be performed in an outstanding and professional manner.

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V. BUDGET APPROVAL:

The funding for this contract is included in the Park DuValle Limited Partnerships I, II, III and IV (PDV I,II, III and IV) Budgets.

Angela Larsson, Director of Finance

Date

VI. PROCUREMENT CERTIFICATION:

The procurement complies with the Louisville Metro Housing Authority Procurement Policies and Procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Ucresia Sistrunk, Director of Property Management
Greg Crum, Assistant Director of Property Management
September 15, 2020