

RESOLUTION NO. _____

AUTHORIZATION TO SELL 3600, 3602, 3618 AND 3620 MANSLICK ROAD

Item No. 5A

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns 3600, 3602, 3618 and 3620 Manslick Road; and

WHEREAS, the apartments are located in four (4) two-story buildings, with each building consisting of four (4) two-bedroom apartment units for a total of 16 units. Based on the site review conducted on July 26, 2022, apartment unit interiors have deteriorated to a condition that will require substantial rehab of the apartment. Several units have had significant fire damage and others have been vandalized; and

WHEREAS, LMHA Board of Commissioners gave authorization on October 18, 2022, to submit disposition application to the HUD Special Applications Center (SAC); and

WHEREAS, LMHA requested and received approval from the HUD Special Applications Center on April 10, 2023 to advertise the units for sale. LMHA advertised the units on May 10, 2023, and four bids were received; and

WHEREAS, JDOT, LLC was the responsive bidder and has agreed to purchase the units for a sum of \$425,600.00. The fair market value as determined by appraisal is \$425,000.00.

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 execute documents necessary to sell 3600, 3602, 3618 & 3620 Manslick Road to JDOT, LLC. for \$425,600.00.

RESOLUTION BACKGROUND STATEMENT

AUTHORIZATION TO SELL 3600, 3602, 3618 AND 3620 MANSLICK ROAD

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) owns 3600, 3602, 3618 and 3620 Manslick Road. The apartments are located in four (4) two-story buildings, with each building consisting of four (4) two-bedroom apartment units for a total of 16 units. Based on the site review conducted on July 26, 2022, apartment unit interiors have deteriorated to a condition that will require substantial rehab. Several units have had significant fire damage and others have been vandalized.

LMHA Board of Commissioners gave authorization on October 18, 2022, to submit a disposition application to the HUD Special Applications Center (SAC).

LMHA requested and received approval from the HUD Special Applications Center on April 10, 2023, to advertise the units for sale. LMHA advertised the units on May 10, 2023, and four bids were received.

JDOT, LLC was selected as the responsive bidder and has agreed to purchase the units for a sum of \$425,600.00. The fair market value as determined by appraisal is \$425,000.00.

Offers that were received after deadline, minimum required bid not met, discrepancy in legal entity name and/or company provided, were deemed non-responsive.

<u>Bidder</u>	<u>Bid Amount</u>
JDOT, LLC	\$425,600.00
A Hen's Green House	\$426,000.00
Nichols Memorial Revocable Trust	\$426,000.00
Believe Investment Group, LLC	\$285,000.00

II. ALTERNATIVES:

- A. Approve selling the property to JDOT, LLC for \$425,600.00.
- B. Do not sell the property and pursue other options.

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III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

- The cost to renovate the units would be excessive.
- LMHA will receive Fair Market Value for the units.
- The sale proceeds will be available to support affordable housing opportunities.
- LMHA will not have to maintain the disposed property.

V. PROCUREMENT CERTIFICATION:

This sale is in compliance with Louisville Metro Housing Authority policy.

Steve Webb, Purchasing Agent

Date

Prepared by: Tonya M. Wise
Capital Improvements Planner

Submitted by: Jeffrey Ralph, Director
Finance Department
July 18, 2023