



REQUEST FOR BOARD ACTION

ITEM NO. 24.

DATE OF REQUEST: July 20, 2009

REQUESTED BY: Angela Keith, Housing Director

SHORT TITLE: Approval of a Contract with Excel Property Management, Inc. for the Property Management of Seven Oaks Apartment Complex (Seven Oaks of Pender, LLC).

BACKGROUND: Due to budgetary cut backs by its National branch, Volunteers of America of the Carolinas requested termination of their contract managing Seven Oaks Apartment Complex effective July 31, 2009.

The Pender Housing Initiative Advisory Board, which serves as the managing board for Seven Oaks conducted an extensive search (Excel, VISTA, and Pendergraph Management) and by majority approved Excel Management Inc. If approved by board, Excel Management will be signed to a two year initial contract, renewing on a month-to-month basis. Current staff at Seven Oaks (Site Manager and Maintenance Technician) will remain as employees of Excel Management upon completing company checks.

In addition, by way of this resolution, Ann Hanson, President of Excel and Rita Blackmon, Vice President will replace Volunteers of Americas CEO Robert Rogers and CFO David Greever as authorized signatures at Newbridge Bank (Limited Liability Company Authorization Resolution).

SPECIFIC ACTION REQUESTED: To adopt a resolution approving a contract with Excel Management, Inc. as the management company for Seven Oaks Apartment Complex (Seven Oaks of Pender, LLC), subject to the review and approval of the County Attorney.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

MB
Initial

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

the contract for property management services with Excel Management, Inc. Seven Oaks Apartment Complex is hereby approved, subject to the review and approval of the County Attorney. The County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Tate ___ Brown ___ Blanchard ___ Rivenbark ___ Williams ___

Jimmy T. Tate, Chairman Date

ATTEST Date