Proposed Renewal of Winnipeg Housing and Rehabilitation Corporation Management Agreement to Facilitate the Management of City-owned Residential Dwellings

File EX-9 (Vol. 14)

2. The Standing Policy Committee on Property and Development has been advised that although the Management Agreement with the Winnipeg Housing and Rehabilitation Corporation (WHRC) to provide management services related to the operation of the City's residential property portfolio expired on June 30, 2001. The Planning, Property and Development Department has continued to utilize the services of the WHRC in accordance with the terms of that Agreement. The Administration recommended that the Agreement be renewed for a further three (3) year to cover the period of July 1, 2001 to June 30, 2004.

On May 27, 1998, Council adopted the May 5, 1998 recommendations of its Standing Policy Committee on Property and Development and directed as follows:

I. That the Director of Property and Development Services be authorized to execute an agreement with the Winnipeg Housing and Rehabilitation Corporation in accordance with the terms and conditions as outlined for the management of the City's Residential Property Portfolio, effective June 1, 1998, or a date to be mutually agreed upon; the Agreement to provide for any such terms and conditions deemed necessary by the City Solicitor/Manager of Legal Services to achieve the intent of Council and to protect the City's interests.

II. The Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents thereto.

On July 22, 1998, Council adopted the July 21, 1998 recommendation of its Standing Policy Committee on Property and Development, and directed that the Management Agreement between the City of Winnipeg and the Winnipeg Housing and Rehabilitation Corporation, for the management of the City-owned residential properties, be amended to change the term from one year to a three year term.

On June 7, 2001, the Real Estate Division of the Planning, Property and Development Department advised the Winnipeg Housing and Rehabilitation Corporation that the Management Agreement as about to expire on July 31, 2001, and indicated its intention to renegotiate a new contract pursuant to Clause 3, "the Agreement shall be capable of renewal thereafter on such basis as is mutually agreed upon in writing by the Property Manager and the City." The Property Manager concurred that during the interim until such renewal is finalized, it would continue to provide its services upon the same terms and conditions as the expired contract.

On January 10, 2002, the Planning, Property and Development Department requested the Winnipeg Housing and Rehabilitation Corporation to agree to the specific amendments to the Management Agreement as proposed therein. It was understood that all terms and conditions of the other clauses in the original contract would remain without change, and there would be no change to the property management fee to provide this service. Discussions ensued and the Winnipeg Housing Rehabilitation Corporation advised the Planning, Property and Development Department on January 17, 2002, that it was agreeable to the Department's required amendments.

Report of the Standing Policy Committee on Property and Development dated February 7, 2002

The Standing Policy Committee on Property and Development recommends:

I. That the Director of Planning, Property and Development be authorized to renew the Management Agreement with the Winnipeg Housing and Rehabilitation Corporation in accordance with the terms and conditions as negotiated, for the management of the City's Residential Property Portfolio; the Agreement to be amended in accordance with the revisions negotiated and to provide for such additional terms and conditions as are deemed necessary by the City Solicitor/Manager of Legal Services to achieve the intent of Council and to protect the City's interests.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.