

Curriculum Vitae

Paul Malinowski
Prism Property Solutions, LLC
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PERSONAL

Born: Chicago, Illinois, August 4, 1950
Reside: Littleton, Colorado

EDUCATION

- MS, 1974 - Urban Affairs, University of Wisconsin-Milwaukee
- BA, 1972 - Beloit College, Beloit, Wisconsin

ACTIVE LICENSES AND CERTIFICATIONS

- Real Estate Brokers License since 1983, State of Colorado
- Certified Property Manager (CPM) since 1985, Institute of Real Estate Management (IREM)
- Numerous ongoing continuing education classes in a variety of topics

PROFESSIONAL PARTICIPATIONS

- Served as Co-Chair of the National Association of Housing and Redevelopment (NAHRO) National Conference
- Served as President of the Colorado Chapter of the National Association of Housing and Redevelopment Officials for two years
- Served on the Board of Governors of the National Association of Housing and Redevelopment Officials for two years
- Served on the Housing Committee and the Professional Development Committee of the National Association of Housing and Redevelopment Officials for two years each
- Served on the Tributes planning committee of the Apartment Association of Metro Denver
- Serve on the board of Home2Home, a local non-profit organization dedicated to housing options for people with developmental disabilities

RELEVANT PROFESSIONAL EXPERIENCE

2019-Present Broker, Brothers Property Management, Inc., Denver, Colorado

Serve as responsible broker and business development manager for third-party property management company specializing in multi-family properties

2016-Present CEO & Owner, Prism Property Solutions, LLC, Littleton, Colorado

The mission of Prism Property Solutions, LLC is to provide expert witness services to parties in civil litigation and consulting services to operators of real estate. Currently I have no employees.

2000-2015 CEO & Owner, Pillar Property Services, LLC, Denver Colorado

- Started company that specializes in performing third-party fee management of multi-family apartments. Within that field we gained a recognition in the specialization of affordable housing and special needs populations although we also managed conventional apartments, HOAs and some commercial space
- At the time of sale of Pillar in 2015, we managed about 50 multifamily communities throughout the State of Colorado totaling about 2,000 units for numerous third-party clients
- Performed buyer-brokerage services resulting in the purchase of numerous apartment complexes for clients. I also listed and successfully sold a client's apartment complex
- Performed a variety of consulting services for governmental agencies, including but not limited to the Fort Collins Housing Authority, City of Denver, Burlington Housing Authority, Boulder Housing Partners, Community Action Agency of Southern New Mexico and Longmont Housing Authority
- Administered federal stimulus program (Neighborhood Stabilization Program – "NSP") for Jefferson County, Colorado. Purchased, rehabbed and resold 15 single-family homes in Lakewood and Arvada, Colorado
- Successfully supervised staff of up to 40 employees spread throughout the state

1996-2000 Executive Vice-President, Rocky Mountain HDC, Inc., Denver, Colorado (now called Archway Housing and Services, Inc.)

- Started property management division. Grew portfolio from no units and no clients to 219 units and six clients in eighteen months. Also managed our own property, a 72-unit apartment building
- Developed and implemented all property management policies and procedures as well as installed property management software
- Served as buyer-broker for a client and successfully completed purchase of six apartment buildings, one of which also was mixed use

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- Oversaw development and construction of 72-unit apartment complex in Lakewood
- Began developing 60-unit apartment complex in Arapahoe County
- Successfully obtained \$125,000 grant from Arapahoe County to pay for required off-site improvements for above project
- Successfully subdivided land in Lakewood to sell to builder for 26 townhouse units

1988-1996 Executive Director, Englewood Housing Authority, Englewood, Colorado

- Performed hands-on supervision of all aspects of property management of 240 units
- Designed and implemented award-winning Project BUILD Program that developed and successfully sold new single-family housing during economic downturn (award given by Denver Regional Council of Governments (DRCOG) for Most Innovative Program)
- Administered housing rehabilitation loan program utilizing consortium of four lenders and grant funds
- Led planning the development of ten-unit townhouse project that was successfully constructed after I left
- Implemented a program to move existing houses from Denver to Englewood for rehab and reoccupancy
- Oversaw administration of 350 Section 8 Certificates and Vouchers
- Responsible for refinancing, with favorable terms, eleven units owned by a private non-profit group
- Successfully supervised staff of 13 employees

1986-1988 Property Manager, First Columbia Management Inc., Seattle, Washington

- Performed property management and oversaw site management of 15 properties totaling about 1,000 units in the states of Washington, Wyoming and Colorado
- Developed and implemented a training program for on-site managers
- Responsible for entire rehab process of 74 units in Capitol Hill neighborhood in Denver

1977-1986 Executive Director, Grand Junction Housing Authority, Grand Junction, Colorado

- Developed and managed a 107-unit apartment building for seniors, including site selection, procurement of architectural services, negotiations with general contractor and establishment of property management policies
- Responsible for all aspects of development (same as above) of 30 units for low-income families comprised of 24 multi-family units and six single-family units
- Oversaw completion of a 72-unit senior apartment complex
- Managed all properties developed by our agency
- Oversaw administration of approximately 200 units of Section 8 Certificate Program
- Served as consultant to a non-profit organization for the development and management of housing for the chronically mentally ill.

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- Instituted a successful housing rehab loan program utilizing city lending institutions and grant funds

1973-1976 City Planner, City of Green Bay, Wisconsin

- Designated as Neighborhood Planner and assigned to work with neighborhood groups in developing neighborhood plans as part of overall comprehensive plan
- Administered first two Community Development Block Grant Program grant applications awarded to the City and then administered all its programs totaling \$2 million annually
- Served as Relocation Agent for the City of Green Bay assisting displaced residents to find new housing and administering federal regulations regarding the relocation

LEGAL AND EXPERT WITNESS EXPERIENCE

(Please see Prior Case Disclosure for updated full list of relevant information to each case)

- Serving as expert witness on a [premises liability lawsuit in 2023 (Bresnahan v AEG Presents)
- Serving as expert witness in a premises liability lawsuit in 2023 (Christensen v Red Robin, Omaha, Nebraska)
- Serving as a consultant in a premises liability lawsuit in 2023 (Lawrence v Terrace at Columbine II, et al)
- Served as a consultant in a premises liability lawsuit in 2022 (McNear and Mondragon v Applewood Apartments Owner, LLC, et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (Valenzuela Jimenez v Town Center at Aurora, et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (Sterling v Red Peak Properties, LLC, et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (O'Neil v Fairview Place Residences Condominium Association, et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (Sanderson and Swain v Mountain Gate at Ken-Caryl II Condominium Association, Inc., et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (Lucero v Safeway, Inc. et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (DeGuzman v Sunset Terrace Homeowners Association, Inc. et al)
- Served as an expert witness in a premises liability lawsuit in 2022 (Arsenault and Leitch v Bryan Wilson et al)
- Served as an expert witness in a Massachusetts premises liability lawsuit in 2021 regarding property management negligence (Leftwich v Southern Massachusetts Opportunity Council, Inc., et al)
- Served as an expert witness on a Colorado premises liability lawsuit in 2021 (Whitney v Logan Apartments, LLC)
- Developed a written opinion for Robinson & Henry regarding a professional malpractice claim against a real estate broker

- Served as an expert witness in a Wyoming wrongful death premises liability case (Kelsey and Mann v Pioneer Homestead Properties II, LP) in 2020-present
- Took photographs for submission into evidence in a Colorado defamation of character lawsuit (Randel v Hudson) and testified in court during trial in Weld County District Court on June 30, 2021
- Served as an expert witness in a Colorado premises liability case (Stewart v American Gaming, et al) in 2020-2021
- Reviewed documents and rendered an opinion in preparation for a Certificate of Review (Tammy Kim Seela potential plaintiff and Bruce Medina and Medina's Maintenance, LLC potential Defendants)
- Reviewed documents and rendered an opinion in preparation for a Certificate of Review (Joseph Lane potential plaintiff and Jeff Kroll and Colorado Dream Properties potential Defendants)
- Served as an expert witness in a Colorado premises liability lawsuit in 2019-2020 involving carbon monoxide poisoning (Speights et al v Redwood High Pointe, LLC et al)
- Submitted an affidavit as an expert witness in a New Mexico premises liability lawsuit in 2019 (Serrano v AMFP III Estates et al)
- Served as an expert witness consultant for a wrongful death insurance claim of Spencer Wedum estate (settled prior to court filing)
- Served as an expert witness in a Colorado premises liability lawsuit in 2019 (Schulman v Sill Terhaar Motors)
- Served as an expert witness consultant in a Colorado premises liability lawsuit in 2019 (Robbins v Vacation Rentals)
- Served as an expert witness in a Colorado premises liability lawsuit in 2019 (Ronneburg v Fiesta West, LLC)
- Served as an expert witness in an Idaho fair housing lawsuit in 2019 (Hill v River Run Homeowners Association, Inc.)
- Served as an expert witness in a Colorado premises liability lawsuit in 2019 (Lanier v Springfield et al); Written report submitted and awaiting deposition date.
- Served as an expert witness in a Colorado premises liability lawsuit in 2019 (Holston v BRE Piper MF Canyon Reserve Co, LLC et al). Written report submitted; deposition take; case settled shortly after deposition
- Served as an expert witness in a Colorado civil lawsuit in 2018 alleging personal injury by a party sustained on premises (Guerrero v Stein Mart) – Written report submitted; case settled
- Served as an expert witness in a Colorado civil lawsuit in 2018 alleging wrongful death by party sustaining injuries on the premises (Brown v AMC Longview) – Written rebuttal report submitted; case settled
- Retained as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a resident of an apartment building by another person on the premises (Jane Doe v Rio Grande Denver, LP) – Case settled before written report submitted; informal opinion rendered to client attorney

- Served as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a guest of a commercial entertainment establishment (Brinkman v Anbach) – Written report submitted; deposition taken; case settled
- Served as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a tenant of a property owner (Garrett v Ski Country Resorts Management Co, Inc.) – Written report submitted; case settled
- Served as expert witness in a multiple-party Colorado civil lawsuit in 2016-2017 regarding a property owner and its property management company (Newcastle Properties, Inc v Kinnickinnic Realty Inc) – Written report submitted; written rebuttal report submitted; deposition taken; trial testimony given
- Served as resource in a fair housing complaint in 2015 against an operator of multi-family housing (informal opinions rendered to client’s attorney)
- Served on a three-person arbitration panel in an eminent domain valuation dispute claim in approximately 2010 brought by a landowner against the Regional Transportation District (RTD) in Jefferson County, Colorado. The other two panelists were attorneys
- Served as expert witness in a Colorado first amendment lawsuit in late 2000s of former employee of a governmental agency against the agency (Vanegas v Brighton Housing Authority) – Written report submitted; deposition taken; case settled
- Served as expert witness in Tax Credit Compliance lawsuit in Colorado in 2004 for a co-general partner against their other general partner (Coughlin v Legacy Partners) – Written report submitted; trial testimony given
- Served as expert witness in Fair Housing lawsuit in Colorado in the early 2000s for an operator of multifamily housing (Aurora Housing Authority) – Informal opinions rendered to client attorney
- Appointed Court Monitor by Denver District Court in lawsuit that involved the Delta (CO) Housing Authority; served as “receiver” for about four months in late 1970s until I hired and trained a permanent replacement

References for Legal Work

- Michael Nimmo – Denver Trial Lawyers – (303) 571-5302
- Pamela Maass – Maass Law – (303) 919-4251
- Wes Wollenweber – (303) 332-1793
- Shannon Petersen – Sheppard Mullin (San Diego) – (858) 720-7483
- Sommer Luther or Josh Green – The Gold Law Firm (I worked on separate cases for each attorney) - (303) 694-4653
- Jack Donley – Donley Law (719) 471-1662
- Amy Miletich – Miletich PC – (303) 825-5500
- More available upon request

PROFESSIONAL ACCOMPLISHMENTS

- Wrote two articles on procurement published in trade magazines in the 1980's
- Winner of "Housing Professional of the Year" by Mountain Plains Regional NAHRO in 1993
- Pillar Property Services, LLC won "Best Affordable Housing Community Team" from Apartment Association of Metro Denver in 2005 at its Tributes Award Ceremony
- Wrote the article *At Your Expense* in the Journal of Property Management (IREM) in 2010
- Speaker and/or panelist at numerous conferences and classes including with Housing Colorado and the National Association of Housing and Redevelopment Officials
- Instructor for the REACH program sponsored by the Colorado Housing Finance Authority (CHFA) in various property management topics 2016-2019