

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

HELD MONDAY, February 27, 2012

[Meetings are recorded. A copy of the recording can be made available via email by sending a request to igarcia@oakha.org or by calling 510-874-1512]

SPECIAL MEETING

The Oakland Housing Authority Board of Commissioners convened a Special Meeting, Closed Session, in the Executive Conference Room, second floor, at 1619 Harrison Street, Oakland, California on the above date. The meeting was called to order by Moses L. Mayne, Jr., at 6:05 p.m. for the purpose as stated below:

Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors.
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: 1535 Harrison Street, Oakland, CA
Negotiating Parties:
Owner: Harrison Webster Investment Group, David Seyarianian
Leaseholder: First American Title Company, Inc., Steve Miller, Lori B. Reznick, Legal Counsel
Oakland Housing Authority, Matt Brassler, NAI Kilpatrick Real Estate, Phil Neville and Janet Rice, Deputy Executive Directors

Purpose: Closed session pursuant to Government Code § 54957(b)(1) and 54957.6: Public Employee Appointment and Conference with Labor Negotiators, Commissioners Mayne and Hartwig, regarding extending the contract with the Executive Director.

The Closed Session adjourned at approximately 7:15 p.m.

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting, following the Closed Session, in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California. Chair, Moses L. Mayne, Jr., presided and called the meeting to order at approximately 7:10 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present: Chair, Moses L. Mayne, Jr., Janny Castillo, Barbara Montgomery, Marlene Hurd. Commissioners excused: Vice-Chair, Gregory Hartwig, Adhi Nagraj, and Tanya Pitts.

III. Approval of Minutes:

The Minutes of the Regular Meeting of January 23, 2012 were moved to be approved by Commissioner Castillo and seconded by Commissioner Montgomery. The Board voted its unanimous approval. Secretary, Eric Johnson noted a correction on the current Agenda of the date of the *Minutes as January 23, 2012* (not 2011).

IV. Modifications to the agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

There were no modifications made to the Agenda.

V. Report from Legal Counsel regarding final decisions made during closed session

Counsel, Jennifer Bell, indicated that no final decisions were made from the last closed session.

VI. New Business

A. Recognition of William Curry for his service on the Oakland Housing Authority Board of Commissioners from October 2008 to August 2011.

The Commissioners recognized William Curry with an award presentation for serving on the Board.

- B. Consideration of a Resolution authorizing the Executive Director to execute a three-year Memorandum of Understanding Between the Oakland Housing Authority and the Building and Construction Trades Council of Alameda County, AFL-CIO.

Eric Johnson gave the briefing on the item. Commissioner Hurd moved to approve the item, Commissioner Castillo seconded the motion; and the board voted its unanimous approval.

- C. Consideration of a Resolution authorizing the Executive Director to execute a three-year Memorandum of Understanding Between the Oakland Housing Authority and Local 29, Office & Professional Employees International Union.

Eric Johnson gave the briefing on the item. Commissioner Castillo moved to approve the item, Commissioner Montgomery seconded the motion; and the board voted its unanimous approval.

- D. Consideration of a Resolution authorizing the Executive Director to increase the cost of living adjustment (COLA) salary and benefit adjustments for employees of the Authority not subject to a Memorandum of Understanding.

Eric Johnson gave the briefing on the item. Commissioner Hurd moved to approve the item, Commissioner Montgomery seconded the motion; and the board voted its unanimous approval.

- E. Consideration of Resolutions authorizing the Executive Director to execute three-year contracts with two one-year option terms for Property Management Services with the John Stewart Company for Oak Grove North, Oak Grove South and Campbell Village; and with Satellite Housing for Harrison Towers and Adel Court.

Eric Johnson presented the item and Anna Kaydanovskaya provided additional comments. Ricardo Pacheco, Director of Marketing and Compliance gave further information and took the board's questions. Chair Mayne asked for a report to be provided on how many employees have been hired by John Stewart Co. since they have been managing OHA properties. (The report is to be provided by R. Pacheco and A. Kaydanovskaya prior to the next board meeting.)

Commissioner Castillo moved to approve the resolution to execute the contract with John Stewart Company. Commissioner Montgomery seconded the motion and the board voted its unanimous approval.

Commissioner Montgomery moved to approve the resolution to execute

the contract with Satellite Housing. Commissioner Castillo seconded the motion and the board voted its unanimous approval.

- F. Consideration of a Resolution authorizing the Executive Director to purchase commercial automobile liability insurance from the Housing Authority Risk Retention Group, and to make payment of the annual premium in the amount of \$269,978.

Eric Johnson presented the item and Artesia Dupree provided additional comments, followed by questions and discussion from the Commissioners.

Commissioner Hurd moved to approve the item, Commissioner Castillo seconded the motion and the board voted its unanimous approval.

- G. Consideration of a Resolution authorizing a negotiated sale to California Affordable Housing Initiatives, Inc. (CAHI), of five disposed former public housing sites, subject to approval by the U.S. Department of Housing and Urban Development and CAHI.

Eric Johnson provided the information on the item, followed by questions and discussion.

Commissioner Hurd moved to approve the item, Commissioner Castillo seconded the motion; and the board voted its unanimous approval.

- H. Consideration of a Resolution authorizing the employment contract for Eric Johnson as Executive Director/Secretary and CEO.

Chair Mayne asked that the item be held over to the next board meeting to give the absent commissioners an opportunity to participate.

VII. Recognition of people wishing to address the Commission.

Shamako Noble provided information to the Commissioners on an upcoming youth event, "Good Jobs and Healthy Communities", on February 29th.

Daniel Kim, presented information on the "Suitcase Clinic", a health clinic in Berkeley. Mr. Kim stated he wanted to extend the clinic services to housing authority clients and asked for a contact person to discuss his initiative with. Mr. Kim was referred to Executive Deputy Director, Janet Rice, who was present at the meeting.

Robin Johnson addressed the commission on similar issues she brought forward at the Board's January meeting. Eric Johnson asked the speaker, as he did at

the previous meeting, to provide her requests in writing and to meet with Michelle Hasan, Director of Leased Housing.

VIII. Written Communications.

Executive Director, Eric Johnson, reviewed the items included in the Commissioners' board packet.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

Executive Director, Eric Johnson, reviewed the items included in the Commissioners' board packet. Particularly noted was that there will be an MTW plan approval meeting held on April 9th. Also that Eric will provide commissioners with a briefing on Legislative Bill SB1220 (DeSaulnier and Steinberg) which would provide a permanent source for affordable housing at the state level.

X. Reports of Commission Committees.

Commissioner Castillo stated that the Resident Advisory Board (RAB) members asked the participating commissioners (Commissioners Castillo and Hurd) to assist in providing information between the RAB and the board of commissioners.

XI. Announcements by Commissioners.

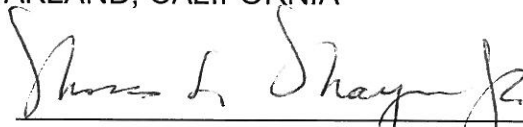
There were no announcements by Commissioners at this time.

XII. Adjournment.

The meeting was opened for adjournment by Chair Mayne, Commissioner Montgomery moved to adjourn and Commissioner Castillo seconded the motion. The meeting was adjourned at 8:38 pm.

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Moses L. Mayne, Jr., Chair of the Commission



Eric Johnson, Secretary