

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
COMMISSIONER JANNY CASTILLO
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER MARLENE HURD
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER ADHI NAGRAJ
COMMISSIONER TANYA PITTS

Executive Director

Eric Johnson

In accordance with Article III, Section 3, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that a **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

CLOSED SESSION AGENDA

Monday, February 27, 2012 at 6:00 p.m.

In the Executive Conference Room, second floor, 1619 Harrison Street, Oakland, California.

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 Seyaranian

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.

REGULAR MEETING

Monday, February 27, 2012, 7:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA

- I. Pledge of Allegiance
- II. Roll Call

III. Approval of Minutes:

Regular Meeting of January 23, 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.

V. Report from Legal Counsel regarding final decisions made during 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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

VII. Recognition of people wishing to address the Commission.

VIII. Written Communications.

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

X. Reports of Commission Committees.

XI. Announcements by Commissioners.

XII. Adjournment.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

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

By  _____
Eric Johnson, Secretary