

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

**[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1512]**

Monday, December 9, 2019

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at 6:02 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Anne Griffith, Janny Castillo, Bettye Lou Wright, Mark Tortorich, Barbara Montgomery, and Lynette Jung-Lee, were present.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of October 28, 2019.

Commission Castillo motioned for approval, Commissioner Tortorich seconded; Commissioner Montgomery voted abstention; Commissioners Jung-Lee, Wright, Griffith, Hartwig, voted unanimous approval.

IV. Old or Unfinished Business:

None.

V. 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.

None.

VI. New Business:

- A. Presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association (GFOA).

Executive Director Wells introduced the item and provided a summary of the background of the Government Finance Officers Association (GFOA) Award. The Agency has been awarded the certificate for six consecutive years.

Chair Hartwig expressed his gratitude to the finance staff for their excellent work effort in earning the award for another year.

- B. Consideration of a resolution authorizing the Executive Director on behalf of the Oakland Housing Authority to take additional actions necessary to secure financing to rehabilitate Oak Groves North and South and to implement the rehabilitation, including: (i) approving the addition of California Bank and Trust as co-lender with U.S. Bank National Association; (ii) entering into updated transaction documents to reflect an increase in appraised land value from \$343,000 to \$600,000, including updated amounts for ground lease rent, the ground lease loan, the purchase price for the improvements and the seller carryback loan amount; (iii) bifurcating the Authority construction/permanent loan using two promissory notes and confirming the escrow of loan funds and the authority to execute title documents.

Executive Director Wells introduced the item and introduced Senior Director, Dave Kiddoo. The Director provided details on the financing of the rehabilitation project.

Legal counsel, Michelle Brewer, provided information on the status of the negotiations of the parties who have been diligently working out the terms and conditions. The closing documents are expected to be signed this week.

- C. Recognition of people wishing to address the Commission.

There was no one in attendance wishing to address the Commissioners.

VII. Written Communications.

The departmental monthly reports were provided in the packet.

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

Topics of note provided by the Executive Director:

Letter to Congresswoman Waters and Ranking Member Patrick McHenry regarding Performance Based Contract Administrators Contracts.

NAHRO Expense Report and Reconciliation for Patricia Wells being elected

to position of the National Senior Vice-President for the term 2019-2020. Noted is that conference and workshop registrations during this time is gratuitous for the Board Chair.

Executive Director Wells provided follow-up to October 28 meeting discussion regarding OHA Families' Area Media Income percentages and provided a handout.

OHA held its 39th Annual Holiday Splendor Event on December 5th and the Executive Director expressed her gratitude to the Family & Community Partnerships staff, Police Department staff, and volunteers in making the event a success.

The annual Toy Drive Event hosted by the Police Department is to be held on December 18th and 800 families are expected to be served.

IX. Reports of Commission Committees.

Commissioners Castillo and Hartwig reported on the Transition Management Committee who are looking at the Mission and Values of the Agency and how to provide support to the new Executive Director.

The committee is also considering holding two retreats for commissioners in the upcoming year.

X. Announcements by Commissioners.

There were no announcements.

XI. Adjournment to Closed Session.

The Chair requested to adjourn to closed session; Commissioner Castillo motioned to approve and Commissioner Montgomery seconded.

The meeting adjourned to Closed Session at 6:52 pm.

Closed Session
Monday, December 9, 2019 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

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

Authority Designated Representative: Drew Felder, Director of Human Resources
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Postponed and moved forward to next Commissioners' Meeting (Feb 3).

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

Property: 500 Lake Park development site
Address: 500 Lake Park Avenue, Oakland, CA 94610

Authority Negotiating Parties: Patricia Wells; Dave Kiddoo; Bridget Galka;
Michelle Brewer, Attorney, Goldfarb & Lipman LLP

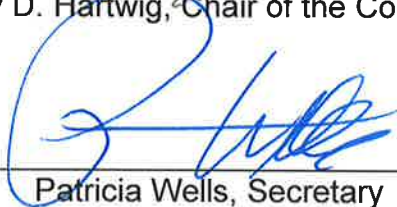
Seller Negotiating Parties: Welton Jordan, Senior Vice President, EAH Housing; Tessa Quintanilla, Project Manager, EAH Housing

Closed Session ended at 8:15 p.m.

**THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA**



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary