

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BETTYE LOU WRIGHT
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER MARK J. TORTORICH

Executive Director

Patricia Wells

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, March 22, 2021 at 6:00 p.m.

Tele-Conference

***NOTE:** Pursuant to the Governor's Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.*

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/93165700257?pwd=VW1FaTFiWWdPSnBYT0lIV1VhWDRmZz09>

Meeting ID (access code): 931 6570 0257 **Meeting Password:** 445601

Closed Caption – provided through the link

To participate by Telephone: 1 (669) 219-2599

Meeting ID (access code): 931 6570 0257 **Meeting Password:** 445601#

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.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to publiccomments@oakha.org or leave a voicemail at: 510-874-1510 before 5:00PM

- You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.
- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.
- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.



AGENDA
Regular Meeting
March 22, 2021
6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of February 22, 2021.

IV. Recognition of people wishing to address the Commission

V. Old or Unfinished Business

VI. 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.

VII. New Business:

A. Authorization of the Executive Director to execute a Memorandum of Understanding with Alameda County Health Care Services Agency, and other entities as necessary, to administer the Building Bridges

B. Authorization to submit the FY 2022 Making Transitions Work Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development.

C. Authorization of the Executive Director to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC in an amount not to exceed \$200,000.

D. Authorization for the Executive Director to amend the contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to add \$150,000 in hourly consulting services, which will increase the total contract amount to \$350,000.

E. Authorization of the Executive Director to execute a legal services contract for up to \$150,000 with BC Davenport.

F. Creation of an Ad Hoc Committee of the Board of Commissioners.

G. Consent Agenda:

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Authorization for the Executive Director to execute a contract amendment with A-1 Protective Services Inc., to increase the contract to an amount not to exceed \$320,000 for the duration of the first Option term and \$320,000 per year for each additional Option term, if exercised.
2. Authorization for the Executive Director to continue Services with Nova Commercial Co., Inc. for Janitorial Services for One Year during the COVID-19 Pandemic.
3. Authorization for the Executive Director to continue Services with Nova Commercial Co., Inc. and Able Building Maintenance, Inc. for Day Porter Services for One Year during the COVID-19 Pandemic.

VIII. Written Communications Departments' Monthly Report.

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 to Closed Session.

XIII. Closed Session.

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

Property: Mandela Gateway

Address: 1350 7th Street, Oakland, California, 94607

Owner/General Partner Negotiating Parties:

Mandela Gateway Associates, a California Limited Partnership

General Partner Negotiating Parties:

BRIDGE Housing Ventures, Inc., a California nonprofit public benefit corporation – Katherine Fleming

Limited Partner Negotiating Parties:

Alden Torch Financial, Chris Blake

Oakland Housing Authority Negotiating Parties:

Bridget Galka, Michelle Brewer, Attorney

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.

Purpose: Pursuant to (Government Code § 54956.9(d))(2) Conference with legal counsel - Anticipated litigation.

Significant exposure to litigation: One potential case

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

Gregory D. Hartwig, Chair of the Commission

By



Patricia Wells, Secretary