

*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.  
VICE CHAIR ROBERT J. PITTMAN, JR.  
COMMISSIONER WILLIAM CURRY  
COMMISSIONER GREGORY D. HARTWIG  
COMMISSIONER MARLENE HURD  
COMMISSIONER TANYA PITTS  
COMMISSIONER ESTHER PURVIS-ALLEN, M.Ed.

Executive Director

JON GRESLEY

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

**CLOSED SESSION**

**Monday, January 25, 2010, 6:00 p.m.**

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

**Purpose: Conference with labor negotiators pursuant to Government Code Section 54957.6.**

**Agency designated representatives: Pamela Foster, Director of Human Resources; Lee Halterman, Labor Consultant; Eric Johnson, Deputy Director, Office of Property Operations; and Phil Neville, Deputy Executive Director, Office of Real Estate Development.**

**Employee organization: Building and Construction Trades Council of Alameda County, AFL-CIO.**

## REGULAR MEETING

Monday, January 25, 2010 following the Closed Session.

**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:

Special Meeting of December 7, 2009

Special Meeting of January 12, 2010

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. 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 to revise the Oakland Housing Authority Procurement Policy to include an ARRA requirement for file retention.
  2. Consideration of recommendation to award a contract for heating system replacement at 1110 64th Avenue (Palo Vista Gardens) to Chris' Plumbing, Inc. from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
  3. Consideration of recommendation to award a contract for site improvement work at 2001 MacArthur Boulevard (Adel Court) to JUV Construction Co. from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
  4. Consideration of recommendation to award a contract for site improvement work at 1621 Harrison Street to JUV Construction Co. from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
  5. Consideration of recommendation to award a contract for exterior painting work at 1621 Harrison Street to Affordable Painting Company from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
  6. Consideration of recommendation to award a contract for exterior painting work at Campbell Village to Pacific Painting Company from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
  7. Consideration of recommendation to award a contract for site improvement work at Campbell Village to NBT Construction Company from the American Reinvestment and Recovery Act (ARRA) Capital Funds.
- B. Consideration of recommendation to approve contracts for temporary employment services for an initial two-year term and three one-year option terms with four firms: Accel Employment Services, Inc, Renoir Staffing Services, Inc, Robert Half International and Manpower.
- C. Consideration of recommendation to approve a contract with Appliance Parts Distributor for the purchase of stoves and refrigerators for scattered site apartments.
- 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 to Closed Session.

**CLOSED SESSION**

**Monday, January 25, 2010 following the Regular Meeting**

**In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.**

**Purpose: Pursuant to Government Code § 54957, performance evaluation of the Executive Director.**

**Purpose: Conference with labor negotiators pursuant to Government Code Section 54957.6.**

**Agency designated representatives: Pamela Foster, Director of Human Resources; and Eric Johnson, Deputy Director, Office of Property Operations.**

**Employee organization: Building and Construction Trades Council of Alameda County, AFL-CIO.**

**Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.**

- **Property: 116 East 15<sup>th</sup> Street, and 1507-1517 2<sup>nd</sup> Avenue  
Owner: RCMR, LLC a California Limited Liability**

**Negotiating Parties:**

**Seller: Jay Wentz**

**Satellite, Inc.: Dori Kojima and Ryan Chao**

**Oakland Housing Authority: Philip Neville, Bridget Galka**

- **Property: 198 10<sup>th</sup> Street, and 176 10<sup>th</sup> Street, and 1110 Jackson Street.  
Owner: Tom Peterson**

**Negotiating Parties:**

**Seller: Tom Peterson, Lakeshore Partners**

**East Bay Asian Local Development Corporation, Carlos Castellanos and  
Ener Chiu  
Oakland Housing Authority: Philip Neville**

- **Property: Oaks Hotel at 1424 Jefferson Street,  
Owner: Oaks Hotel-Oakland Community Housing, Inc. and Oaks  
Associates, LP**

**Negotiating Parties:**

**Seller: Oakland Community Housing, Inc. and Oaks Associates, LP**

**Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland,  
Eve Stewart, and Millicent Anglin.**

**Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant**

- **Jefferson Inn Hotel at 587 15<sup>th</sup> Street  
Owner: Jefferson Inn Hotel- Nga Bach Nguyen, Hai Van Nguyen and Kim  
Dung Vu**

**Negotiating Parties:**

**Seller; Jefferson Inn Hotel; Hai Van Nguyen**

**Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland,  
Eve Stewart, and Millicent Anglin.**

**Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant**

**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 \_\_\_\_\_  
Secretary

cc: Legal Counsel and Mailing List