

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, FEBRUARY 23, 2004

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 5:45 p.m. regarding the following matters:

- Conference regarding consideration of recommendation on the performance evaluation and salary adjustment for the Executive Director of the Authority pursuant to California Government Code §54957.6.
- Conference regarding public employee discipline/dismissal/release pursuant to California Government Code §54957.

Attendance

Commissioners present were Commissioners Alfred Lee, Moses L. Mayne, Jr., Robert J. Pittman, Jr. and Chair Richard E. Winnie. Commissioners Marion M. Mills, Melanie M. Shelby and Jacqueline Taylor were excused.

The Closed Session was adjourned at 6:10 p.m. to a public session.

Public Session

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 6:15 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Robert J. Pittman, Jr. and Chair Richard E. Winnie. Commissioners Marion M. Mills, Melanie M. Shelby and Jacqueline Taylor were excused.

III. Report from the City Attorney regarding final decisions made during Closed Session.  
**(Tape Side A: Queue 41 – 44)**

Legal Counsel Bruce Plebuch reported there were no final decisions made. There was

one procedural determination that the employee discipline/dismissal/release matter would be set for a hearing before the Commission. The Authority staff would determine the schedule of the hearing.

IV. Approval of Minutes:

The Minutes of Special Meeting of January 9, 2004 and the Regular Meeting of January 26, 2004, were approved as submitted.

V. Modifications to the Agenda

There were no modifications made to the Agenda.

VI. New Business

A. Consideration of recommendation for adoption of revised schedule of tenant charges. (Tape Side A – Queue 48 – 88)

Mr. Gresley indicated that the Authority maintains a schedule of tenant charges for costs of repairs necessary to tenants' apartments that are beyond normal wear and tear. The schedule of tenant charges is updated once a year. Mr. Gresley said the schedule of tenant charges, with revised rates, was posted for 30 days for residents' review and comment. Staff did not receive any comments from the residents. Mr. Gresley recommended that the Board approve the resolution and adopt the attached schedule of charges to be effective March 15, 2004. Commissioner Pittman asked how the new law affects the schedule of tenant charges. Mr. Gresley indicated that there would be no effect. Commissioner Mayne moved approval of the resolution and Commissioner Pittman seconded. Discussion followed. Commissioner Lee asked if the charges are being waived and how often, and what percentage of the work performance is actually charged. Mr. Tim Jones, Director of Housing Management, provided the answer. The Board unanimously approved the motion.

VII. Recognition of people wishing to address the Commission.

There were no persons who wished to address the Commission.

VIII. Adjournment to a Closed Session.

The public session was adjourned to a Closed Session at 6:20 p.m. regarding the following matter:

- Consideration of proposals for the provision of General Counsel services pursuant to

California Government Code §54957.

IX. Adjournment to a Public Session

The Closed Session was adjourned at 8:52 p.m. to a public session.

X. Report from the City Attorney regarding final decisions made during Closed Session

Legal Counsel Bruce Plebuch said there were no final decisions made during the Closed Session.

XI. Written Communications

Chair Winnie noted the two items under Written Communications.

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

There were no reports by the Executive Director.

XIII. Reports of Commission Committees.

There were none.

XIV. Announcements by Commissioners.

There were none.

XV. Adjournment.

The meeting was adjourned at 8:56 p.m. in honor of Mr. Ron Jackson, Maintenance Supervisor, Facilities Management Department, and Mr. Stuart Hughes, retired Director of Finance, who passed away during the last week. The Commissioners directed that good wishes be shared with the families of Mr. Hughes and Mr. Jackson. The meeting was adjourned honoring Stuart Hughes and Ron Jackson for their lives and service to the Authority.

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Chair

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Secretary