

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 ALFRED LEE
COMMISSIONER JOE L. BROWN
COMMISSIONER ROBERT J. PITTMAN, JR.
COMMISSIONER JACQUELINE TAYLOR
COMMISSIONER RAMON J. TERRAZAS
COMMISSIONER RICHARD E. WINNIE

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

Monday, February 28, 2005 at 6:00 p.m.

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

**Purpose: Briefing on Labor Negotiations pursuant to California
Government Code § 54957.6.**

Negotiating Parties:

**Agency Negotiators: Walter Kawecki, Jr., Director of Human
Resources; Rod Roche, Director of Facilities Management;
Timothy Jones, Director of Housing Management; and Joseph
Villarreal, Director of Leased Housing.**

**Employee Negotiators: Building and Construction Trades
Council of Alameda County, AFL-CIO; SEIU, Local 1877; SEIU,
Local 790; and OPEIU, Local 29.**

**Purpose: Evaluation of the performance of the Executive Director of the
Oakland Housing Authority pursuant to California Government
Code §54957.6.**

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, February 28, 2005 at 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 Fernando Vital (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. Report from the Legal Counsel regarding final decisions made during Closed Session
- IV. Approval of minutes:
 1. Special Meeting of January 14, 2005
 2. Regular Meeting of January 24, 2005
 3. Special Meeting of February 11, 2005
- 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.

VI. New Business

- A. Presentation of awards to Poster Contest Winners – Housing Authority Insurance Group Youth Activity.
- B. Consideration and approval of matters related to the Coliseum Gardens HOPE VI development – Phase III:
 - 1. [Ground Lease](#)
 - 2. [Predevelopment Loan Agreement.](#)
 - 3. [Disposition and Development Agreement](#)
- C. Consideration and approval of matters related to the Coliseum Gardens HOPE VI development – Off-site replacement public housing – Foothill Family Apartments Mixed Finance Evidentiary Documents
 - 1. [Mixed Finance Amendment to Consolidated Annual Contributions Contract](#)
 - 2. [Reciprocal Access and Maintenance Easement Agreement](#)
 - 3. [Management Plan.](#)
 - 4. [Replacement Reserve Agreement](#)
 - 5. [Indemnity Agreement](#)
- D. Consideration and approval of authorization to enter into three-year contracts for General Counsel Services.
- E. Consideration and approval to execute a contract for demolition and improvements at 1450 and 1500 Harrison Street.
- F. Consideration and approval to execute a contract for floor covering replacement at Oak Grove Senior Housing at 570 – 16th Street and 620 – 17th Street, Oakland.
- G. Consideration and approval of recommendation for truck and van purchase.
- H. Consideration and approval of mileage reimbursement rate for personal use of vehicles

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.