

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, FEBRUARY 28, 2005

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:05 p.m. regarding the following:

- Briefing on Labor Negotiators pursuant to California Government Code §54957.6.
- Evaluation of the performance of the Executive Director of the Oakland Housing Authority pursuant to California Government Code §54957.6.

Attendance

Commissioners present were Joe L. Brown, Alfred Lee, Robert J. Pittman, Jr., Jacqueline Taylor, Ramon J. Terrazas, MD, Richard E. Winnie and Chair Moses L. Mayne, Jr. The Closed Session was adjourned at 7:10 p.m. to a regular session.

Regular Session

The Oakland Housing Authority Board of Commissioners convened its Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:25 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Alfred Lee, Robert J. Pittman, Jr., Jacqueline Taylor, Ramon J. Terrazas, MD, Richard E. Winnie and Chair Moses L. Mayne, Jr.

III. Report from the Legal Counsel regarding final decisions made during Closed Session

Legal Counsel Jennifer Bell said there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Special Meeting of January 14, 2005
Regular Meeting of January 24, 2005
Special Meeting of February 11, 2005

The above minutes were unanimously approved as submitted.

V. Modifications to the Agenda

There were none.

VI. New Business

A. Presentation of awards to Poster Contest Winners – Housing Authority Insurance Group Youth Activity.

Mr. Jon Gresley, called upon Ms. Patricia Ison, Director of Resident and Community Services Department, for the presentation of awards. Ms. Ison noted that the Oakland Housing Authority Foundation, in partnership with the Housing Authority Insurance Group (HAIG), have been sponsoring youth poster and essay contests for four years. She said that this evening, the Board of Commissioners will honor the local winners and participants in the two categories of the 2004 poster contests. The categories are Fire Prevention Week and Nutrition and Health. A total of 11 winners were present to receive their awards.

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

Mr. Gresley gave a brief background of Phases 1 and 2 and stated that the Authority is now ready with documents for Phase 3. He called upon Mr. Phil Neville, Director of Development, for a brief summary of the above three agreements. Mr. Neville briefly summarized each agreement and asked the Board to approve each of the resolutions with Creekside Housing Partners, L.P. as Lessee. After a brief discussion, Commissioner Pittman moved approval of the resolutions of the above agreements. Commissioner Winnie seconded and the Board voted unanimous approval.

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

Mr. Gresley provided a brief background and then called upon Mr. Neville to outline each of the above agreements. Mr. Neville discussed each and recommended approval of the resolution authorizing the Executive Director to submit to the HUD for review and approval and execute the evidentiary documents. After a brief discussion, Commissioner Pittman moved approval of the resolution and execution of the evidentiary documents. Commissioner Taylor seconded and the Board voted. The Commissioners voted “Yes” except for Commissioner Lee who voted “No.”

Mr. Neville asked permission to introduce Mr. Ray Padilla and Ms. Lauren Bologna both from the Oakland Community Housing, Inc.’s management division.

D. Consideration and approval of authorization to enter into three-year contracts for General Counsel Services.

Mr. Gresley said that about a year ago, the Board selected Goldfarb & Lipman and Stevens and Diamond (now Stevens) for general counsel services for one year and thereafter, may continue for a term mutually agreed to by the Authority and the firms. He asked the Board to authorize a three-year contract with each of the firms that run until March 31, 2008. Commissioner Winnie would like to see the contracts with each firm. He would like to review the cost and if there is any penalty for early termination of the contracts. Mr. Winnie also wants information on what Stevens firm is now. He also wants an evaluation process to be in place.

Commissioner Winnie moved that this item be put over to next month’s meeting. Commissioner Pittman seconded and the Board voted. The Commissioners voted “Yes” except for Commissioner Lee who voted “No.”

E. Consideration and approval to execute a contract for demolition and improvements at 1450 and 1500 Harrison Street.

Mr. Gresley provided a brief background of the Authority’s property at 1450 and 1500 Harrison Street. He said that the Authority purchased the buildings and the adjacent parking lot to land-bank for future affordable housing development. The buildings are now vacant and would require substantial rehabilitation to be leased. The scope of the work includes demolition of the two structures and construction of a parking lot. Mr. Gresley said that the Authority issued an Invitation to Bid and publicly advertised in the Oakland Tribune. A total of six bids were submitted, and the lowest responsible bidder was Thomas D. Eychner Co., Inc. with a bid of \$197,625. He recommended that the Board authorize the Executive Director to enter into a contract with

Thomas D. Eychner Co., Inc. for the parking lot improvements at 1450 and 1500 Harrison Street.

Discussion ensued. Commissioners Lee and Pittman indicated that they would not support the resolution. Mr. Pittman would like to put the lot on the open market for its value, and Mr. Lee would like to get some brokers' opinions. Chair Mayne asked what the financial impact would be if the item would be postponed for a month. Mr. Rod Roché, Director of Facilities Management, said that a month would not do any harm. Commissioner Winnie moved that the item be postponed for a month with staff providing a more complete analysis and report. Mr. Pittman seconded and the Board voted unanimous approval.

- 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.

Mr. Gresley noted that the Oak Grove Senior Housing at 570 16th Street and 620 17th Street had repairs of construction deficiencies about ten years ago. At that time the current floor coverings were installed. They now require replacement. He said the Authority issued an Invitation to Bid on January 10, 2005, and publicly advertised in the Oakland Tribune. The bid was also put on our web site. Two bids were submitted and opened on February 2, 2005. The lowest bidder was DePhillips Flooring with a bid of \$108,931.00. After a brief discussion, Commissioner Taylor moved approval of the resolution. Commissioner Brown seconded and the Board voted. There were five "Ayes" with Commissioners Terrazas and Winnie abstaining.

- G. Consideration and approval of recommendation for truck and van purchase.

Commissioner Winnie moved approval of the resolution to authorize the Executive Director to enter into a contract with Melrose Ford in the amount of \$110,091.60 for the purchase of seven vehicles, two new work trucks and five new utility vans. Commissioner Lee seconded and the Board voted unanimous approval.

- H. Consideration and approval of mileage reimbursement rate for use of personal vehicles.

Commissioner Lee moved approval of the resolution changing the rate of mileage reimbursement for use of personal vehicles for Authority business from \$0.365 to \$0.405. Commissioner Pittman seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission.

Chair Mayne called upon Mr. Henry Flowers of the Oak Grove Resident Council. Mr. Flowers expressed his appreciation to the Board for its support to the Oak Grove residents for the past seven years. He indicated that the President of the Council is in the hospital.

Commissioner Pittman asked that a simple letter of appreciation be sent to Mr. Flowers.

VIII. Written Communications.

Mr. Gresley noted that the Authority had been notified of two grants from HUD, one for \$500,000 and one for \$126,000.

Commissioner Taylor asked about the process of the ROSS grant. Ms. Ison provided an explanation.

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

Mr. Gresley reported that the elevators at 1619 Harrison Street are now working. He also notified the Board that the Authority was granted a temporary occupancy permit at 935 Union Street, Oakland.

X. Reports of Commission committees.

There were none.

XI. Announcements by Commissioners.

There were none.

XII. Adjournment.

Without any further business, the meeting was adjourned at 9:10 p.m.

Chair

Secretary