

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, MARCH 24, 2008

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to eotemp@oakha.org or by calling 510-874-1517]

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6:00 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Alfred Lee, Robert J. Pittman Jr., Esther Purvis-Allen, Ramon J. Terrazas, and Chair Moses L. Mayne Jr.

III. Approval of Minutes: Regular Meeting of February 25, 2008
Special Meeting of February 27, 2008

Commissioner Pittman moved approval of the Minutes. Commissioner Hartwig seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were none.

V. Old Business

A. Consideration of request by Councilmember Brooks for Assistance with Financing a Partial Cap on Lion Creek.

There was discussion by the Commission, and it was decided that this item would be tabled for discussion during Closed Session.

V. New Business

A. Consent Agenda.

There was brief explanation of the Consent Agenda.

Commissioner Pittman moved to approve the resolutions. Commissioner Hartwig seconded and the Board voted unanimous approval.

B. Consideration of Recommendation to Increase Funding for the Building Envelope Program by \$3,000,000.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Hartwig moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

C. Consideration of Recommendation to Award Additional Contracts Under the Building Envelope Program as follows:

1. 987 63rd Street - The proposed contract is \$134,488 with Romkin, Inc.

Following discussion, Commissioner Hartwig moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

2. 1951 E. 24th Street - The proposed contract is \$66,753 with Eagle's General Construction Company.

Following discussion, Commissioner Pittman moved to approve the resolution. Commissioner Terrazas seconded and the Board voted unanimous approval.

3. 2402 E. 27th Street - The proposed contract is \$113,290 with Eagle's General Construction Company.

Following discussion, Commissioner Hartwig moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

4. 1127 Foothill Boulevard - The proposed contract is \$109,841 with JUV Construction Company.

Following discussion, Commissioner Pittman moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

5. 1500 38th Avenue - The proposed contract is \$104,274 with JUV Construction Company.

Following discussion, Commissioner Purvis-Allen moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

6. 2228 48th Avenue - The proposed contract is \$268,759 with JUV Construction Company.

Following discussion, Commissioner Pittman moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

7. 454 36th Street - The proposed contract is \$193,630 with JUV Construction Company.

Following discussion, Commissioner Lee moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

D. Items Related to the Redevelopment of Tassafaronga:

1. Consideration of Recommendation for the Selection of the John Stewart Company (JSCO) as the Property Management Company for the Tassafaronga Village Rental Housing Development.

Following discussion, Commissioner Hartwig moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

2. Consideration of Recommendation to Approve the Application from the Authority as Project Sponsor to the State of California, Department of Housing and Community Development Multifamily Housing Program (MHP) to Borrow up to \$10,000,000 for the Tassafaronga Village Revitalization Project.

Following discussion, Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

3. Consideration of Authorization of Ground Lease for Tassafaronga Village Development Phase I.

Following discussion, Commissioner Purvis-Allen moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

4. Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding under the Infill Infrastructure Grant Program; the Execution of a Standard Agreement if Selected for such Funding and any Amendments thereto; and any Related Documents Necessary to Participate in the Infill Infrastructure Grant

Program.

Following discussion, Commissioner Purvis-Allen moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

5. Authorization to Make Enforceable Commitments of up to \$18.5 Million of Oakland Housing Authority Section 8 Local Reserve Funds as Needed to Develop the Tassafaronga Village Project.

Following discussion, Commissioner Hartwig moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

6. Authorizing the Executive Director to Approve and Execute Purchase Orders to Authorize the Payment of Permit Fees over \$50,000 Associated with the Tassafaronga Village Project.

Following discussion, Commissioner Terrazas moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

- E. Consideration of Recommendation for an Amendment to the Employee Manual Providing for Termination Hearings to be Heard by a Hearing Officer Selected from an American Arbitration Association Panel.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Lee moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

- F. Consideration of Recommendation for the Selection of Temporary Employment Agencies.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Hartwig moved to approve the resolution. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

- G. Consideration of Recommendation to Authorize the Executive Director to Obtain Commercial Automobile Liability Insurance Policy and to Make Payment of the Annual Premium.

Staff provided a brief discussion on this item and a brief discussion followed.

Commissioner Lee moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

H. Consideration of Commissioner Travel for Chair Mayne to Attend the Public Housing Director's Association (PHADA) Meeting.

There was brief discussion on this item. It was also suggested that Commissioner Puvis-Allen be included to travel to Long Beach for the PSWRC Conference, May 3-6.

Commissioner Purvis-Allen moved to approve the action. Commissioner Hartwig seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission.

There were none.

VIII. Written Communications.

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

Mr. Jon Gresley asked Mr. Carel Duplessis, Director of OHAPD, to address the Commission regarding the Authority's third re-accreditation with CALEA. Mr. Gresley noted that this particular re-accreditation with CALEA was a special honor as the Authority was awarded Flagship status.

Mr. Duplessis briefly addressed the Commission regarding the Flagship award. Chair Mayne and the Commission commended Mr. Gresley, Mr. Duplessis and the Authority staff for the leadership that the Flagship award reflects. Mr. Gresley also commended Mr. Duplessis for his particular skills and hard work reflected in the OHAPD's success.

Mr. Gresley reminded the Commission of the Budget Committee meeting to be held Wednesday, March 26, at 2:00 p.m. and noted that Chair Mayne and Commissioners Pittman and Hartwig will be in attendance.

Mr. Gresley also announced the Special Meeting Wednesday, March 26, at 6:00 p.m. for the Public Hearing regarding the MTW 2009 Draft Plan and the MTW Bridge Agreement.

Mr. Gresley reminded the Commission of the reception for Sharon Harrison Cossey's retirement on Thursday, March 27, between 2:30 and 4:30 p.m. on the second floor of the building.

Mr. Gresley noted that Andrew Sinclair will be leaving the Authority, and also welcomed Eric Johnson and Sean Heron as recent additions to the Authority staff.

X. Reports of Commission Committees.

Commissioner Lee noted that the Scattered Site Committee did not meet, but will be working on drafting building standards and applying them to all sites.

XI. Announcements by Commissioners.

Commissioner Pittman suggested contacting Andrea Youngdahl regarding the May 17 Health Fair. Commissioner Pittman noted that there will be a booth about housing the disabled. Mr. Gresley responded that staff will support the event and noted that OHA is hosting a resource fair at Laney College the same day as a part of Affordable Housing Week and to observe the Authority's seventieth anniversary. Commissioner Pittman noted that there will be an education symposium in August regarding accessing existing programs for the disabled.

Chair Mayne confirmed that Commissioners Brown, Pittman and Purvis-Allen will comprise the Employee Manual Committee, with Commissioner Pittman as Chair.

XII. Adjournment.

The Regular meeting was adjourned at 8:50 p.m., and the Closed Session began at 9:04 p.m. and ended at 10:45.

XIII. Report from Closed Session.

The Commission reconvened after closed session. The original motion with additional conditions was approved unanimously, and the meeting adjourned at 11:00 p.m.

Chair

Secretary