

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, MARCH 31, 2009

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

**SPECIAL MEETING**

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6:08 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Esther Purvis-Allen and Chair Moses L. Mayne, Jr. Commissioner Tanya Pitts was excused.

III. Approval of Minutes

Minutes of the Regular Meeting of February 23, 2009.

Commissioner Pittman moved approval of the minutes of the Regular Meeting of February 23, 2009. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

Chair Mayne requested that item B.3, Consideration of a Resolution authorizing an \$8.00 increase in parking citations issued by OHAPD, be removed from the consent agenda and considered separately.

V. Reports from Closed Session

There were no new items.

VI. New Business

A. Public Hearing to receive public comments on the Draft Second Amendment to the Fiscal Year 2009 Moving to Work Annual Plan.

Chair Mayne opened the public hearing and invited any public comments. Jon Gresley the Executive Director called upon Sean Heron, Sr. Policy Analyst to briefly give an overview of the second amendment to the MTW Plan. Mr. Heron provided an explanation of the Second Amendment to the Fiscal Year 2009 Moving to Work Annual Plan.

There were no public speakers on this item. Chair Mayne closed the public hearing and moved to the next item on the agenda.

B. Consent Agenda:

1. Consideration of a resolution authorizing the acceptance of additional Capital Funds authorized under The American Recovery and Reinvestment Act of 2009 signed into law on February 17, 2009, and authorizing the Executive Director to execute any and all documents and take all necessary actions for receipt of the funds and implementation of the program.

and

2. Consideration of a resolution to amend the Fiscal Year 2009 Making Transitions Work (MTW) Annual Plan in order to obligate and expend funds allocated to the Agency under The American Recovery and Reinvestment Act.

and

4. Consideration of a resolution authorizing the Executive Director to enter into a contract in the amount of \$52,418.84 with American Chevrolet for the purchase of two new Chevrolet Tahoe Police Vehicles, and that the Executive Director be authorized to take all actions necessary to execute a contract with this firm.

Commissioner Hurd moved to approve the preceding consent items. Commissioner Pittman seconded and the Board voted unanimous approval.

3. Consideration of a Resolution authorizing an \$8.00 increase in parking citations issued by OHAPD.

This item had been removed from the consent agenda for separate discussion and consideration.

Mr. Gresley called upon Carel Duplessis, Chief of Police, who addressed the commission regarding this item.

Following discussion, Commissioner Pittman moved to approve the recommendation with the modification that the new policy will go into effect on June 1, 2009, after presentation to the Resident Advisory Board. Commissioner Hartwig seconded and the Board voted unanimous approval.

C. Consideration of recommendation for Board review of proposed actions related to the compliance with GASB 45.

Mr. Gresley called upon Stephen Knight, Director of Finance, to outline the Agency's plan for compliance with the requirements of GASB 45. Mr. Knight indicated that the Authority will need to decide whether to pre-fund this liability. The matter was referred to the commission budget committee for consideration and recommendation.

D. Consideration of information related to the reclassification & enhancement of the Authority's sworn police staff to a Safety PERS retirement formula.

Mr. Gresley called upon Pam Foster, Director of Human Resource to give a briefing on this item.

After a brief discussion the following people addressed the commission regarding the Safety PERS retirement formula.

Jerold Coats, *Oakland Housing Authority police officer*  
Mary Helen Mormon, *BTC Representative*  
Paul Malech, *Oakland Housing Authority police officer*  
Alec A Hiokatoo, *Oakland Housing Authority employee*  
Aida Dupree, *Oakland Housing Authority police officer*  
(Ms. Dupree distributed salary surveys.)  
Malcolm Williams, *Oakland Housing Authority police officer*

Following a brief discussion the matter was referred to the commission budget committee for consideration and recommendation..

E. Consideration of recommendation to establish a committee to advise the Agency on policies and procedures related to Green Building practices

Mr. Gresley addressed the commissioner regarding forming a Green Committee.

Chair Mayne appointed the following Commissioners to serve on the Green Committee:

Commissioner Robert J. Pittman, Jr. will serve as chair of the committee

Commissioner Esther Purvis-Allen  
Commissioner Tanya Pitts

F. Briefing on the proposed FY 2010 MTW Plan.

Mr. Gresley called upon Sean Heron, Sr. Policy Analyst, to address the commission regarding the FY 2010 MTW Plan. Mr. Heron summarized the plan and informed the commissioners that the draft plan was currently posted for public comment. Mr. Heron called upon Dennis Brumfield, Accounting Officer III, who briefly summarized the budget included in the MTW Plan.

G. Approval of Commissioner travel to attend the annual Summer meeting of the National Association of Housing and Redevelopment Officials (NAHRO) in Portland, OR, July 16, 17 and 18, 2009.

The Executive Director was requested to include all commissioners in plans for attendance at the summer NAHRO conference in Portland, Oregon.

VII. Recognition of People Wishing To Address the Commission

There were no speakers to address the commission.

VIII. Written Communications

Mr. Gresley reviewed the items included in the Commissioners' package.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

Mr. Gresley announced to the commission that that they need to turn in their receipts from their NAHRO/Washington conference. Mr. Gresley also provided information to the Commissioners regarding the NAHRO/Santa Barbara conference scheduled for April 25 - 28.

X. Reports of Commission Committees

Chair Mayne announced that since Commissioner Pittman will chair the Green committee, he, Commissioner Mayne, will take over Commissioner Pittman's spot on the Budget Committee.

XI. Announcements by Commissioners

There were no announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 8:30 p.m.

## CLOSED SESSION

### March 31, 2009 following the Special Meeting

The Oakland Housing Authority Board of Commissioners convened in closed session at 1619 Harrison Street, Oakland, California following the public session on the above date. Chair Mayne, Jr. presided and called the meeting to order at 8:45 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr. William Curry, Greg D. Hartwig, Marlene Hurd, Esther Purvis-Allen, and Chair Moses L. Mayne, Jr. Commissioner Tanya Pitts was excused

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

- Property: 2923 and 2935 Telegraph Avenue. (Courthouse Athletic Club site), and 550 and 556 29<sup>th</sup> Street, Oakland, CA.  
Owner: Trammell Crow Residential Company.

Negotiating Parties:

Owner: Alex Waterbury, Sue O'Bannon

Oakland Housing Authority: Philip Neville, Deputy Executive Director; Jerry Suich, Real Estate Attorney.

- Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.  
Owner: The Mortimer Howard Trust,

Negotiation Parties:

Owner: Mort Howard; Ed Higgenbotham, Attorney.

EAH: Al Bonnett; Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director; Michelle Brewer, Attorney.

- Property: 901 Jefferson Street, Oakland, California  
Owner: A.F. Evans Development Inc.

Negotiating Parties:

Owner: Natalie Williams.

Oakland Housing Authority: Philip Neville, Deputy Executive Director; Jerry Suich, Real Estate Attorney

The closed session adjourned at 9:20 p.m.

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Chair

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Secretary

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