

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, APRIL 28, 2003

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 7:03 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Marion Mills, Melanie M. Shelby, Jacqueline Taylor and Chair Richard E. Winnie. Commissioner Teresa Limon was absent.

III. Approval of Minutes: Regular Meeting of March 24, 2003 and Special Meeting/Work Session of April 9, 2003

The Minutes were approved as submitted.

Commissioner Lee asked that his written materials on the scattered sites be included in the Board packet. Mr. Gresley commented that the new copies of the reports that Commissioner Lee has provided were not included in the Board packet, but they would be distributed this evening.

IV. Modifications to the Agenda

There were no modifications.

V. New Business

A. Consideration of recommendation to execute a contract with Younger-Wunar, Inc. for comprehensive rehabilitation of 2005 East 21<sup>st</sup> Street, Oakland. (Tape Side A – Queue 43-201)

Mr. Jon Gresley, Executive Director, said that the contract was for the comprehensive renovation of the buildings at 2005 East 21<sup>st</sup> Street, Oakland. An Invitation to Bid was issued on March 11, 2003, advertised in the media, and also sent to all 48 of the general contractors listed in the City of Oakland directory of Local, Small Local and Disadvantaged

Businesses Construction Firms. Younger-Wunar, Inc., a minority-owned business located in El Cerrito, California submitted the lowest bid for \$403,000. Following a discussion that focused on the Section 3 certification and the apprenticeship program requirements, Chair Winnie asked for a motion. Commissioner Lee moved approval of the recommendation. Commissioner Taylor seconded the motion and the Board voted approval with five Ayes. Commissioner Mayne voted Nay.

B. Consideration of recommendation to execute a Lease Agreement with Central Parking Systems for the management and operation of three-Authority-owned parking facilities. (Tape Side A: Queue 202-299)

Mr. Gresley said the Authority issued a Request for Proposal on January 7, 2003, for the lease, operation, and management of the three Authority-owned parking facilities, which are 1633 Harrison Street, Oakland, 1538 Harrison Street, Oakland, and 1440 Harrison Street, Oakland. The Authority received three responsive proposals on February 14, 2003, and Central Parking Systems in Oakland submitted the highest bid for \$161,004. He recommended approval of the Lease Agreement with Central Parking Systems for an annual payment to the Authority of \$161,004.

Following a brief discussion, Commissioner Lee moved approval of the recommendation with the provision in the agreement that each of the parking facilities comply with the handicap laws regarding space, and another provision to have the parking facilities regularly maintained and cleaned. Commissioner Mayne seconded and the Board voted unanimous approval.

C. Consideration of recommendation for the purchase of five utility vans. (Tape Side A: Queue 301-363)

Mr. Gresley said that some of the vehicles in the Facilities Management Department are old and have to be replaced. On March 14, 2003, the Authority utilized the Authority's small purchase procedure to solicit written price quotations. The Authority received five bids and two identical lowest bids were from Oakland Truck Center in Oakland and Downtown Ford in Sacramento. It is the staff recommendation to select Oakland Truck Center with a written quote in the amount of \$16,694 per van and a total price of \$85,078 for five vans, including taxes and registration fees. Mr. Gresley recommended to the Board the approval of the contract for the procurement of five vans for a total cost of \$85,078. Commissioner Mayne moved approval of the motion. Commissioner Lee seconded and the Board voted unanimous approval.

D. Consideration of a recommendation to approve the submission of a Disposition Application for Coliseum Gardens. **(Tape Side A: Queue 364-387)**

Mr. Gresley provided an overview of the disposition application for Coliseum Gardens public housing development site. He recommended that the Board approve the resolution authorizing the Executive Director to execute documents and provide certifications for submission to HUD for approval. Commissioner Lee moved approval of the recommendation. Commissioner Shelby seconded and the Board voted unanimous approval.

E. Authorization of Commissioner attendance at NAHRO Summer Conference. **(Tape Side A: Queue 388 -459)**

Mr. Gresley said the NAHRO Summer Conference would be held July 24-27 in Tampa, Florida. In order to take advantage of the lower registration fee, registrations have to be submitted by the “Early Bird” price deadline of May 2<sup>nd</sup>. Chair Winnie indicated he would attend the conference. Commissioner Mayne will inform staff soon if he decided to attend. It was pointed out by the Board that any Commissioner who wishes to attend but fails to notify staff by or before the deadline of May 2<sup>nd</sup>, would pick up the difference of the “Early Bird” registration fee.

F. Discussion of topics for future Work Sessions of Commission. **(Tape Side A: Queue 460-501)**

Mr. Gresley said that the primary focus of the special meeting of May 14<sup>th</sup> would be the discussion of the scattered sites. He also said there would be a briefing on the Predevelopment Services Agreement for Coliseum Gardens during that meeting. Mr. Gresley asked the Commissioners to prioritize the enumerated items on the memo of April 21<sup>st</sup> in the order of their importance (“1” being the most important and so on), add any items of their interest for future briefings, and give them back to him. Mr. Gresley will schedule the prioritized items for the mid-month Wednesday midday meetings starting in June.

G. Discussion of issues related to scattered sites. **(Tape Side A: Queue 502-771)**

Mr. Gresley indicated that there are a variety of problems with different solutions to the scattered sites. Some problems relate to behavioral issues and some relates to the conditions of the sites. He would like to

ascertain a general consensus in resolving the problems between the Board and staff. A discussion ensued. It was suggested that the Board development a policy for standards of acceptable behavioral, and the effective management of the scattered sites. The discussion was also focused on the development of a standard policy in representing the diversity of the sites and the involvement of residents. A question was also raised about the number of times rehabilitation was performed on the buildings. The Board suggested that staff would start giving information on the most problematic sites (about 16 sites).

H. Recognition of people wishing to address the Commission. **(Tape Sides A & B: Queue 773-940)**

The first speaker was Mr. Brendan Mulholland, a resident of 2420 East 22<sup>nd</sup> Street and who represents the Latham Terrace Association, expressed his thanks to Mr. Tim Jones, Director of Housing Management, for his efforts in resolving the problems in their neighborhood, and asked the Commissioners to recognize his efforts. Mr. Mulholland also informed the Commissioners about the letter of recognition to Sergeant Jerold Coats thanking him and the other OHA police officers for their dedication and outstanding service to the community Board to have a copy of the letter of recognition to Sergeant Jerold Coats.

The second speaker was Ms. Paula Boaz, a resident of 6314 Baker Street, Oakland. Ms. Boaz reported the problems at 6305 Baker Street, Oakland. She complained about the loud music, the parking of cars in driveways, partying at nights, loitering, and throwing rocks to car windows.

Commissioner Shelby indicated she would like to know the process of resolving issues and to have a scheduled date for an update of the process. Mr. Gresley said an update would start at the meeting of May 14<sup>th</sup>.

VI. Written Communications

There were none.

VII. Executive Director's Report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. **(Tape Side B: Queue 941-968)**

Mr. Gresley reported about an email that Mr. Jones received from neighbors

from Canning Street, Oakland thanking him for the success of the project. He said that on Saturday, May 3, 2003, is a neighborhood event celebrating the reopening of Canning Street.

Mr. Gresley reported that on Tuesday, April 29, 2003, at 3:00 p.m., there would be a volunteer reception in the Commissioners Room honoring those residents of public housing who volunteered their efforts to benefit their communities.

Mr. Gresley reported that all the Commissioners would be receiving an invitation to the Mandela Gateway Groundbreaking on May 28, 2003, from 11:30 a.m. to 1:30 p.m.

VIII. Reports of Commission Committees.

There were none.

IX. Announcements by Commissioners

There were none.

X. Adjournment

Without any further business, the meeting was adjourned at 8:20 p.m.

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Chair

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Secretary