

MINUTES OF THE ANNUAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JUNE 23, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 5:00 p.m. regarding acquisition of real properties pursuant to California Government Code §54956.8.

The first conference was regarding the property on Foothill Family Apartments, 6920-6986, and the owner is Foothill Family Apartments, L.P. The second conference was regarding the property on Coliseum Gardens – Primary Site, and the owner is Oakland Housing Authority. The third conference was in regards to the property on Assessor's Parcel Number 019-103-04-00 and portions of Assessor's Parcel Numbers 025-707-14-00 and 025-707-011-03. The owner is Pacific Thomas Corporation.

Attendance

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Marion Mills, Robert J. Pittman, Jr., Melanie M. Shelby, Jacqueline Taylor and Chair Richard E. Winnie. No Commissioners were absent.

The Closed Session was adjourned at 7:05 p.m. to a public session.

Public Session

The Oakland Housing Authority Board of Commissioners convened an Annual Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 7:11 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Marion Mills, Robert J. Pittman, Jr., Melanie M. Shelby, Jacqueline Taylor and Chair Richard E. Winnie. No Commissioners were absent.

Chair Winnie introduced Mr. Robert J. Pittman, Jr. as the new Commissioner, replacing Ms. Teresa Limon. Mr. Pittman was happy to be a member of the Oakland Housing Authority Board of Commissioners.

III. Report from the City Attorney regarding final decisions made During Closed Session

Legal Counsel Bruce Plebuch said there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Special Meeting of May 14, 2003 and Special Meeting of May 19, 2003.

The Minutes were approved as submitted.

V. Modifications to the Agenda

There were no modifications.

VI. New Business

A. Presentation of plaque to Teresa Limon

The presentation was put on hold because Ms. Teresa Limon was not present at the meeting.

B. Consideration of recommendation concerning Coliseum Gardens HOPE VI. (Tape Side A – Queue 18 – 275)

Mr. Jon Gresley, Executive Director, discussed the seven items that relate to the redevelopment of the Coliseum Gardens HOPE VI.

1. Consideration of adoption of environmental findings and mitigation measures pursuant to CEQA for Coliseum Gardens HOPE VI project.

Mr. Gresley said the environmental findings were adopted by the City of Oakland and now need to be adopted by the Commission.

2. Consideration of approval of a Master Development Agreement with EBALDC, Related Companies and Chambers General Construction for the Coliseum Gardens HOPE VI Primary Site.

Mr. Gresley said this agreement covers the entire series of phases

necessary to complete the development of the Coliseum Gardens.

3. Consideration of approval of Predevelopment Services Agreement with EBALDC, Related Companies and Chambers General Construction for the Coliseum Gardens HOPE VI Primary Site.

This agreement relates to the items not typically found as part of the Predevelopment Loan Agreement.

4. Consideration of approval of Disposition and Development Agreement for Phase 1A with EBALDC, Related Companies and Chambers General Construction for the Coliseum Gardens HOPE VI Primary Site.

This agreement only relates to Phase 1A. It would allow the Authority to dispose of the property by a long-term lease to the partnership.

5. Consideration of approval of a land exchange with the City of Oakland for the Coliseum Gardens HOPE VI primary site.

This item is necessary in to proceed with the initial phase of development at the primary site.

6. Consideration of authorization to file a joint tax credit application with EBALDC and Related Companies for Phase 1A of Coliseum Gardens HOPE VI primary site.

Mr. Gresley noted that the tax credit deadline is July 24, 2003.

7. Consideration of approval of a contract for relocation services with Linda A. Norwood and Bill Silver for Coliseum Gardens HOPE VI project.

Mr. Gresley said that Linda A. Norwood is a women owned minority business enterprise. A memo with additional information was handed out.

Chair Winnie asked whether one motion could be made covering the seven items. Commissioner Shelby indicated she had a series of questions on Item 7 and would like it to be separated.

Chair Winnie invited the development team to make a presentation. Mr. Carlos Castellanos from EBALDC, Miss Kim McKay from The Related

Companies, Mr. Harvey Mendoza also from Related Companies, and Mr. Paul Chambers from Chambers Construction Company made individual presentations. After discussion, Commissioner Lee moved approval of Items 1 through 6. Commissioner Shelby seconded the motion and six Commissioners voted approval with Commissioner Taylor abstaining.

7. Consideration of approval of a contract for relocation services with Linda A. Norwood and Bill Silver for Coliseum Gardens HOPE VI project.
(Tape Side A: Queue 276 – 394)

Mr. Phillip Neville, OHA Director of Development, said the RFP was sent to nine consulting firms and five firms submitted their proposals. The proposal from the firm of Linda A. Norwood, an MBE/WBE firm, working with Bill Silver as a sub-consultant, was found to be most responsive. Mr. Neville recommended that the Board adopt the resolution to authorize the execution of a contract for relocation services with Linda A. Norwood and Bill Silver in an amount not to exceed \$100,000.

A discussion ensued. Commissioner Shelby asked about the selection process and the Authority's Right of First Refusal process. She also asked about the timeline of the project. Commissioner Taylor asked about the cost estimate to relocate tenants. Mr. Steve Hoppe, HOPE VI Program Manager of Development provided the answers. Commissioner Taylor moved approval of the contract and Commissioner Pittman seconded the motion. The Board voted unanimous approval.

C. Consideration for approval of cost-of-living adjustment for employees in unrepresented job groups. **(Tape Side A: Queue 459 – 523)**

Chair Winnie said that this item should be discussed in closed session. Commissioner Shelby noted her agreement, and to make a decision then to have the adjustment retroactive to July 1, 2003. The Secretary was instructed to schedule the item to be discussed in closed session at the next regular meeting.

D. Report of Reallocation of Costs to Section 8 Operating Reserve Account.
(Tape Side A: Queue 524 – 619)

Mr. Gresley informed the Board that Authority staff is making adjustments to the Authority's books of record to correct the description of expenses and to insure that such expenses were charged to the funds intended.

E. Report of Capital Fund Grant Adjustments. (Tape Side A: Queue 620 – 735)

Mr. Gresley provided the Board with a background overview of the Capital Fund Grant and obligations of funds necessary to be made by June 30, 2003.

F. Election of Vice Chairperson to serve the remainder of the two-year term ending June 30, 2004. (Tape Side A: queue 736 – 798)

Commissioner Mills made a motion to nominate Commissioner Mayne to serve as Vice-Chair for the remainder of the term expiring June 30, 2004. Commissioner Mayne seconded. Commissioner Pittman made a substitute motion to nominate Commissioner Lee to continue as Vice Chair for the completion of the two-year term. Commissioner Shelby seconded the substitute motion. Chair Winnie asked the Board to vote on the substitute motion. There were four “Ayes” (Commissioners Pittman, Shelby, Lee and Taylor) and three “Nays” (Commissioners Mills, Mayne, and Winnie) approving the substitute motion for Commissioner Lee to continue to serve for the remainder of the two-year term ending June 30, 2004.

VII. Recognition of people wishing to address the Commission.

The first speaker, Ms. Paula Boaz, a resident of 6314 Baker Street, Oakland reported a problem tenant at 6309 Baker Street. The tenant had a party about a week ago and played loud music. She said she was harassed and intimidated by the tenant. She would like the Authority to invest money in purchasing a video camera.

The second speaker was Mr. Alexander Pratt, Capital Vision Equities. Mr. Pratt thanked the Commissioners for their interest and discussion of the Foothill Family Apartments in Closed Session.

VIII. Written Communications

Commissioner Mayne asked about apprenticeship on the Peralta Multi-Purpose Building project. Mr. Rod Roche, Director of Facilities Department, responded that the project is still in the early stages.

IX. Executive Director’s Report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. (Tape Side B: Queue 857 – 1059)

Mr. Gresley reported that Mr. Carel Duplessis, Chief of the OHA Police Department, Mr. Tim Jones, Director of Housing Management and he appeared as guests on a Soul Beat program on the evening of June 11, 2003, hosted by City Council Member Desley Brooks. He said a week later, Ms. Sharon Harrison Brown, Deputy Executive Director, along with Commissioner Lee were guests on a Chinese Language program, KTSF in San Francisco, hosted by Ms. Julie Lee, a commissioner of the San Francisco Housing Authority. Mr. Gresley reported that on June 17, 2003, the Authority had a rededication ceremony of Canning Street. Commissioners Lee and Mayne attended the ceremony.

Mr. Gresley reported that an article appeared in the *Tribune* on Friday, June 20 concerning the Authority's site at 77th and Bancroft. There were 16 tenants relocated to 13 different sites. He also reported that a multi-agency inspection was conducted on a building on Telegraph Avenue that had gotten the attention of Mayor Jerry Brown. There were Section 8 units in the property. He said the building is far below standard. Commissioners Winnie and Lee, Joseph Villarreal and himself attended the meeting, along with people from Beat Health in the Police Department.

Mr. Gresley informed the Board that HUD has approved the Annual Plan. Mr. Gresley gave a report of important matters he gathered when he attended CLPHA meeting from June 18 to June 20 in Washington, D.C. Mr. Gresley also reported that Commissioners Winnie and Mayne and himself would be attending the NAHRO meeting in Tampa, Florida in July, in which the Authority would be receiving three awards. Finally, Mr. Gresley reported that there still has not been a HOPE VI Notice of Funding Availability for this year.

X. Reports of Commission Committees.

There were none.

XI. Announcements by Commissioners

Chair Winnie would like the presentation of the plaque to Teresa Limon be scheduled for next regular Board meeting.

Commissioner Lee said he would like to act on behalf of the Chair. He cited the following matters to materialize in the future:

- He would like to be more involved on the agenda process.
- He would like the Chair to create an operation committee on the scattered sites and would like it to be put on the agenda.
- He would like to see a mid-year review of the Executive Director's job

performance. He also would like to see the process for all the employees to reward those who perform well, and to make corrective action for those employees who perform below standard.

Commissioner Taylor asked that the Commissioners be notified when some staff appear on television.

XII. Adjournment

Without any further business, the meeting was adjourned at 8:41 p.m.

Chair

Secretary