

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, JULY 11, 2007

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

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session in the Executive Conference Room, second floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the session to order at 6:02 p.m. for the purpose of conferencing with Legal Counsel regarding a potential litigation case, pursuant to Government Code §54956.9 (b).

Attendance

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman, Jr. and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee, Jacqueline M. Taylor and Ramon J. Terrazas were excused.

The closed session was adjourned at 6:18 p.m. to a special meeting.

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a special meeting in the Commissioners Room, first floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 6:32 p.m.

I. **Pledge of Allegiance**

II. **Roll Call**

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman, Jr., and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee, Jacqueline M. Taylor and Ramon J. Terrazas were excused.

III. **Approval of Minutes:** Annual Meeting of June 25, 2007

Commissioner Pittman moved that the minutes be approved. Commissioner Brown seconded, and the minutes were unanimously approved as submitted.

IV. **Modifications to the Agenda**

Chair Mayne asked that Item VI. – Recognition of people wishing to address the Commission be moved up ahead of New Business. The Commissioners agreed.

VI. Recognition of people wishing to address the Commission.

The first speaker was Ms. Mary Ellen Norman, a representative of BTC, who discussed issues between the Authority and BTC.

The second speaker was Mr. Barry Luboviski, Secretary-Treasurer of BTC. Mr. Luboviski discussed the same topic.

V. New Business

A. Consideration of recommendations related to Mandela Gateway.

1. Approval of Commercial Lease between Mandela Gateway Commercial LLC and the People’s Community Partnership Federal Credit Union at Mandela Gateway.

Staff briefed the Commission on the terms of the lease between Mandela Gateway Commercial LLC and the People’s Community Partnership Federal Credit Union at Mandela Gateway.

There followed a brief discussion with questions and answers.

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

2. Approval of access to parking controlled by Mandela Gateway Commercial LLC for a future Retail Lease between Mandela Gateway Associates and the Mandela Marketplace, Inc. the sponsor of the Mandela Food Cooperative.

Mr. Neville discussed the use of parking at the Mandela Food Cooperative.

Chair Mayne called upon the speakers for this item. The first speaker was Mr. Wells Lawson, Project Manager of the Mandela Marketplace. Mr. Lawson said he was available to answer questions.

The second speaker was Ms. Dana Harvey. Ms. Harvey expressed her support of the food cooperative and the parking.

Following a brief discussion with questions and answers, Commissioner Pittman moved approval of the recommendation. Commissioner Hartwig seconded and the Board voted unanimous approval.

3. Approval of Proposed Lease between Mandela Gateway Commercial LLC and the 99 Cents Only Stores at Mandela Gateway.

Mr. Neville provided background information of the Lease between Mandela Gateway Commercial LLC and the 99 Cents Only Stores.

Chair Mayne called upon the speakers for this item. The first speaker was Ms. Kenna Stormagipson of the Lower Bottom Neighborhood Association at Mandela Gateway. Ms. Stormagipson expressed her support of the local cooperative grocery store.

The second speaker was Mr. Ben Metcalf, Project Manager of BRIDGE Housing Corporation. Mr. Metcalf discussed the retail spaces at the Mandela Gateway.

Commissioner Hartwig moved approval of the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

B. Consideration of items related to Lion Creek Crossings (Coliseum Gardens HOPE VI).

1. Briefing on construction progress and finances.

Mr. Neville provided a briefing on the aspects of the development of the Lion Creek Crossings.

There followed a discussion with questions and answers.

2. Assignment and Substitution of OHA for OHA Coliseum LLC as Member of Lion Creek II LLC.

Mr. Neville provided a brief background and recommended that the Board approve the Assignment and Substitution Agreement.

Following discussion with questions and answers, Commissioner Pittman moved approval of the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

3. Approval and ratification of Purchase of Real Property at 827 70th Avenue, Oakland.

After a brief background information provided by Mr. Neville, Commissioner Pittman moved approval of the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

C. Consideration of items related to the reorganization of the Office of Property Operations.

1. Briefing on the reorganization of property management function in the Office of Property Operations.

Staff provided a briefing of the current status of the reorganization of the Office of Property Operations.

A discussion with questions and answers followed.

2. Consideration of recommendation to authorize actions necessary for the reorganization of the Office of Property Operations.

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

VII. Written Communications

Mr. Gresley noted the memo relating to the delegation of authority of staff from July to December 2007.

Mr. Gresley said we received a letter from HUD approving the Annual Plan.

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

Mr. Gresley said that the scheduled visit of Mr. Orlando Cabrera to the Authority was cancelled.

Mr. Gresley informed the Board that we received the Annual Evaluation Report of CAHI.

Mr. Gresley said he was re-elected Treasurer of CLPHA.

IX. Reports of Commission Committees.

There were none.

X. Announcements by Commissioners.

Chair Mayne asked if any of the Commissioners has items for the agenda for the next meeting. None of the Commissioners has any.

XI. Adjournment.

The meeting was adjourned at 9:20 pm. to a Closed Session.

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 9:28 p.m. regarding the following:

- Conference with legal counsel pursuant to Government Code §54956.9 (a) regarding City of Oakland v. Oakland Housing Authority, Alameda County Superior Court No. RG07311262.
- Conference with Labor Negotiators pursuant to Government Code Section 54957.6.

Attendance

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman, Jr. and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee, Jacqueline M. Taylor and Ramon J. Terrazas were excused.

The Closed Session was adjourned at 10:50 p.m.

Chair

Secretary