

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JULY 27, 2009

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

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Vice Chair Robert J. Pittman Jr. presided and called the meeting to order at 6:05 p.m.

- I. Pledge of Allegiance
- II. Roll Call
Commissioners present were Vice Chair Robert J. Pittman, Jr., Greg D. Hartwig, William Curry, Marlene Hurd, and Tanya Pitts, Esther Purvis-Allen. Chair Moses L. Mayne, Jr. was excused.
- III. Approval of Minutes
Commissioner Pitts moved approval of the minutes of the Special/Annual Meeting of June 29, 2009 Commissioner Purvis-Allen seconded and the Board voted unanimous approval.
- IV. Modifications to the Agenda
There were none.
- V. Reports from Closed Session
Jennifer Bell, counsel to the commission, reported that there were no final actions taken in closed session.
- VI. New Business
 - A. Consent Agenda:
 1. Consideration of a resolution approving the selection of five firms for flooring installation services.
 2. Consideration of a resolution authorizing the award of a contract for Service Center lavatory renovation.

Commissioner Hartwig moved to approve the two consent items. Commissioner Pitts seconded and the Board voted unanimous approval.

B. Consideration of a Resolution of Intention to provide a new Local Police Category– Local safety 3% @ 55 Supplemental Formula.

Pam Foster, Director of Human Resource, distributed a correction regarding the fiscal impact and accrued liability to OHA. Ms. Foster also introduced David Dubois, the Senior Pension Actuary from PERS, who was observing the deliberation and approval process on this matter.

Following a brief discussion, Commissioner Hurd moved to approve the item. Commissioner Hartwig seconded and the Board voted unanimous approval.

C. Consideration of resolutions authorizing the Executive Director to approve contract amendments related to deferred compensation programs to permit:

Florice Lewis, Senior Human Resource Analyst addressed the commission regarding the two related items .

1. A CalPERS 457 Deferred Compensation Loan Program.

Following a brief discussion, Commissioner Purvis-Allen moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

2. An ICMA-RC 457 Deferred Compensation Loan Program.

Following a brief discussion Commissioner Pitts moved to approve the item. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

D. Consideration of resolutions related to the disposition of the Public Housing Scattered Sites and their operation as Project-Based Section 8:

1. Approving the selection of Paragon Partners Ltd. to provide counseling services to OHA scattered site residents.

Eric Johnson, Deputy Executive Director of Property Operations, addressed the commissioner regarding this item.

Following a brief discussion, Commissioner Purvis-Allen moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

2. Authorizing the Approval and Execution of Leases from the Authority to Oakland Housing Initiatives and their assignment to Oakland Affordable Housing Initiatives.

Vice Chair Pittman called upon the speakers who expressed the desire to speak on this item.

Craig Castellanet, with the Public Interest Law Project, handed out a letter addressed to Mr. Gresley concerning the Lease Agreement with Oakland Affordable Housing Preservation Initiatives for Scattered Site Disposition. Mr. Castellanet presented comments regarding this item.

Following a brief discussion, Commissioner Purvis-Allen moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

3. Approving the award of Section 8 Project-based Assistance to the Authority's affiliates, OHI/OAHPI for up to 1,554 units to replace Public Housing units at 249 scattered site developments approved for disposition.

Mark Stephenson, Director of Leased Housing addressed the commission regarding the Project-based assistance.

Following a brief discussion Commissioner, Hartwig moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

- E. Staff Report and Design Briefing by Chris Lamén Associates of Proposed Cathedral Gardens Affordable Housing Development, a Partnership between EAH Housing and the Authority.

Chris Lamén, with Lamén Associates, briefed the commission. Also, Clint Loftman, Development Program Manager addressed the commission.

- F. Consideration of resolutions related to the development of Tassafaronga Phase II:

Bridget Galka, Senior Development Program Manager, addressed the commission. Nicole Graham, Financial Advisor, answered questions.

1. Issuance of Tax Exempt Bonds for Construction.

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

2. Authorization of Documents and Actions Related to the Construction and Tax-Exempt Bond Financing, including a Construction/Permanent Loan of Authority Reserve Funds in an Approximate Amount of \$2,388,758, a Ground Lease, Deeds of Trust, Guaranties, Indemnities, Assignment Agreements and Related Documents.

Following a brief discussion, Commissioner Pitts moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

3. Authorization of Documents and Actions Related to the Tax Credit Syndication, including a development agreement, an option and right of first refusal agreement, guaranties, and the withdrawal of the Housing Authority as initial limited partner.

John Haygood, Tax Attorney from Goldfarb and Lipman addressed the commission. Following a brief discussion, Commissioner Hartwig moved to approve the item. Commissioner Pitts seconded and the Board voted unanimous approval.

G. Consideration of a resolution authorizing a two-year contract with two one-year option terms with Satellite Housing for Property Management Services at Adel Court.

Deputy Executive Director for Property Operations Eric Johnson addressed the commission regarding the item.

Following a brief discussion, Commissioner Hartwig moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

H. Consideration of a resolution authorizing a two-year contract with two one-year option terms with The John Stewart Company for Property

Management Services at Palo Vista.

Following a brief discussion, Commissioner Hartwig moved to approve the item. Commissioner Pitts seconded and the Board voted unanimous approval.

- I. Consideration of a resolution approving of additional funding for predevelopment costs for the refinancing of Keller Plaza, a development owned by Keller Housing Initiatives, Inc., an affiliate of the Oakland Housing Authority.

Phil Neville, Deputy Executive Director for Real Estate Development, addressed the commission regarding this item and called upon Velda Goe, Development Program Manager and Lihbin Shiao, of Mosaic Consultants, to explain the predevelopment needs of Keller Plaza.

Following questions, answers and a discussion, Commissioner Hartwig moved to adopt the recommendation with a reduction in the amount of the loan to \$1,230,000. Commissioner Pitts seconded and the Board voted unanimous approval.

- J. Consideration of a resolution authorizing an amendment to the agreement with Goldfarb and Lipman, LLP to extend the provision of legal advisory services for the Coliseum Gardens HOPE VI Revitalization Project, known as Lion Creek Crossings.

Deputy Executive Director for Real Estate Development Phil Neville addressed the commission and called upon Steve Hoppe, Development Program Manager to give a briefing on this item.

Following a brief discussion, Commissioner Pitts moved to approve the item. Commissioner Hurd seconded and the Board voted unanimous approval.

- VII. Recognition of People Wishing To Address the Commission

No further speakers requested to be heard.

- VIII. Written Communications

Mr. Neville 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.

Reports of Commission Committees

Vice Chair Pittman announced the forming of two new committees. The first committee will be the Travel Policy Committee. The Commissioners to serve on this committee are Commissioner Hurd as chair, Commissioner Curry, and Commissioner Pittman.

The second committee formed was the Executive Director Evaluation Committee. The Commissioners that are to serve on this committee are Pittman as Chair, Commissioner Hartwig and Commissioner Mayne.

XI. Announcements by Commissioners

There were no other announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 8:56 p.m.

CLOSED SESSION

July 27, 2009 following the Regular 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. Vice Chair Pittman, Jr. presided and called the meeting to order at 9:09 p.m.

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

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

Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.

Owner: The Mortimer Howard Trust,

Negotiating 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: 116 East 15th Street, and 1507-1517 2nd Avenue
Owner: RCMR, LLC a California Limited Liability

Negotiating Parties:

Seller: Jay Wentz

Authority: Philip Neville, Bridget Galka

The closed session adjourned at 9:38 p.m.

Secretary

Chair

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Last Printed On: 9/22/2009 3:08:00 PM
As of Last Complete Printing
Number of Pages: 7
Number of Words: 1,591 (approx.)
Number of Characters: 9,069 (approx.)