

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, AUGUST 8, 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]

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Vice Chair Robert J. Pittman Jr. presided in the absence of Chair Moses L. Mayne Jr. and called the meeting to order at 6:03 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Gregory D. Hartwig, Alfred Lee, Ramon J. Terrazas and Vice Chair Robert J. Pittman Jr. Commissioner Joe L. Brown arrived after the roll call. Commissioner Jacqueline M. Taylor and Chair Moses L. Mayne Jr. were excused. Vice Chair Robert J. Pittman Jr. convened the meeting as Acting Chair.

III. Report from the Legal Counsel regarding final decisions made during Closed Sessions on July 11, 2007.

General Counsel, Jennifer Bell indicated there were no final decisions to report.

IV. Approval of Minutes: Special Meeting of July 11, 2007

Commissioner Hartwig moved that the minutes be approved. Commissioner Terrazas seconded, and the minutes were unanimously approved as submitted.

V. Modifications to the Agenda

Acting Chair Pittman asked that Item J be moved up in front of Item I. The Commissioners agreed.

VI. New Business

A. Presentation of NAHRO Awards of Merit.

Acting Chair Pittman presented two NAHRO awards of merit. The first one was presented to Mr. Phil Neville and the second one was presented to Ms. Patricia Ison.

B. Consideration and approval of disposition of 13 non-federally restricted single family houses and a six-unit apartment building.

Deputy Executive Director Phil Neville briefed the Commission on this item.

A discussion with questions and answers followed.

Commissioner Terrazas moved to approve the recommendation with an amendment that use of the proceeds of the sale be restricted for later determination by the Commission. Commissioner Hartwig seconded and the Board voted. Commissioners Hartwig, Terrazas and Acting Chair Pittman voted yes; Commissioner Brown voted no and Commissioner Lee abstained.

C. Consideration and approval of an amendment to the contract for legal services with Goldfarb & Lipman LLP, for the redevelopment of Tassafaronga Village.

Mr. Neville briefed the Commission on the proposed amendment.

A brief discussion with questions and answers followed.

Commissioner Terrazas moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

D. Consideration and approval of an amendment to the contract for legal services with Altshuler Berzon LLP, for representation in the City of Oakland lawsuit.

Executive Director Jon Gresley briefed the Commission on this item. A brief discussion followed.

Commissioner Lee moved to approve the recommendation. Commissioner Hartwig seconded and the Board voted unanimous approval.

E. Consideration and approval of an award of contract for lighting and telecom improvement to the Authority's offices at 1801 Harrison Street to Eagle's General Construction.

Mr. Neville briefed the Commission on the contract for lighting and telecom improvements at 1801 Harrison Street.

There was a brief discussion with questions and answers.

Commissioner Terrazas moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

F. Consideration and approval of the selection of the General Contractor for the redevelopment of Tassafaronga Village.

Mr. Neville discussed the selection of Cahill Contractors, Inc. for the Tassafaronga Village Development Project.

Acting Chair Pittman called on the speakers for this item. The first speakers were Mr. Blair Allison, Senior Project Manager and Mr. Chuck Palley, President, of Cahill Contractors, Inc. They spoke in favor of the recommendation.

The third speaker was Mr. James Bealum of Western Addition Drywall. Mr. Bealum spoke in favor of Cahill Contractors.

The fourth speaker was Mr. Barry Luboviski. Mr. Luboviski expressed similar support.

Commissioner Terrazas moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

G. Consideration and approval of travel by Chair Moses L. Mayne Jr. to attend the Congressional Black Caucus Foundation Legislative Conference in Washington, D.C.

Commissioner Brown moved to approve the travel by Chair Moses L. Mayne Jr. The motion was not seconded and the recommendation was not passed. However, it was revisited and Commissioner Terrazas moved to approve the travel by Chair Moses L. Mayne Jr. Commissioner Brown seconded and the Board voted unanimous approval.

H. Consideration and approval of travel by Commissioners to attend NAHRO National Convention in San Diego, October 27 – 30, 2007.

Commissioner Brown moved for approval of the travel by Commissioners Mayne, Brown, Pittman, Lee and Hartwig to attend the NAHRO convention in San Diego. Commissioner Terrazas seconded and the Board voted unanimous approval.

J. Briefing on Public Housing Assessment System (PHAS) Certification.

Acting Deputy Executive Director Ison briefed the Commission on the PHAS certification for the fiscal year that ended on June 30, 2007. This will be an action item at the August 27 meeting.

I. Briefing on one option being studied for revising the Authority's policies and procedures for setting public housing rents and determining family payments under Section 8.

Mr. Gresley briefed the Commission on this item. A brief discussion with questions and answers followed.

VII. Recognition of people wishing to address the Commission.

The first speaker was Ms. Paula Williams who discussed the issues of the relocation of the managers in Property Operations.

The second speaker was Ms. Elaine Banks who discussed the same topic.

VII. Written Communications

There were none.

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

Mr. Gresley spoke about the National Night Out event held on Tuesday, August 7, 2007, and expressed his appreciation to all the tenants, staff and commissioners who supported the event.

Mr. Gresley said that we received an official notice that we will receive, in San Diego, a NAHRO Award of Excellence for Lion Creek Crossings.

Mr. Gresley said we received a letter from Mr. Orlando Cabrera, HUD Assistant Secretary, indicating that the proposed amendment to the MTW Agreement is not currently being considered.

Mr. Gresley said that Ms. Sharon H. Cossey had surgery and is now recuperating at home. Ms. Patricia Ison is serving as Acting Deputy Executive Director for Property Operations, while Mr. Carel Duplessis is serving as Acting Director of Property Operations, in addition to his current position as Chief of Police. Sergeant James Williams was temporarily promoted to Lieutenant.

Mr. Gresley announced the selection of Mr. Craig McBurney as the new IT Director who started on August 6. Ms. Shelby Song was selected to fill the vacant position of Internal Auditor and will start on August 13.

Mr. Gresley reported that Ms. Janet Acevedo-Ogu has accepted another position and her last day with the Authority is on August 13.

X. Reports of Commission Committees.

Commissioner Hartwig reported that the Committee to look at irregular federal appropriations and their effect on OHA reserves will hold a meeting on Monday, August 27.

Commissioner Lee reported about the meeting of the Scattered Sites Committee held on August 6.

XI. Announcements by Commissioners.

Commissioner Brown would like a copy of the REAC Inspection Report.

Acting Chair Pittman would like the title of Item XI – Announcements by Commissioners be changed to “Comments, Requests and Announcements by Commissioners.” Staff will review the Bylaws for the change.

Acting Chair Pittman asked the General Counsel if it was necessary to have three people on a committee. The General Counsel said two people can be in a committee, but there could not be four as that would constitute a quorum of the full Commission. Acting Chair Pittman said he would suggest Chair Mayne form a committee to review the Bylaws.

XII. Adjournment.

The meeting was adjourned at 8:35 pm.

Chair

Secretary