

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, AUGUST 10, 2005

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 6:50 p.m. regarding the following:

- Briefing on Labor Negotiations pursuant to California Government Code §54957.6. (BTC and SEIU, Local 1877)

Attendance

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

The Closed Session was adjourned at 7:10 p.m. to a special meeting.

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:19 p.m.

I. **Roll Call**

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

II. **Report from the Legal Counsel Regarding Final Decisions Made During the Closed Session.**

Legal Counsel Jennifer Bell said there were no final decisions made during the Closed Session.

III. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

There were no modifications to the agenda.

IV. New Business

- A. Consideration and approval of a three-year Memorandum of Understanding between the Authority and SEIU, Local 1877.
- B. Consideration and approval of a three-year Memorandum of Understanding between the Authority and the Building and Construction Trades Council of Alameda County.

Mr. Gresley, Executive Director, gave a progress report on the negotiations between the Authority management and SEIU, Local 1877 and the Building and Construction Trades Council of Alameda (BTC). At the last Board meeting, the Board instructed staff to deliver a final offer to the two Unions and both rejected it. A mediation session was arranged with the two Unions and no progress was reached during that session, and both Unions served a two-week notice of a strike. Subsequently, the two Unions met last week and held an election and then ratified the Authority's offer. Chair Mayne recommended that the two items (Items A and B) be moved at the same time.

Mr. Gresley recommended that the Board approve the contract terms of the two Unions. Commissioner Terrazas moved approval of the items. Commissioner Brown seconded and the Board voted unanimous approval.

V. Recognition of people wishing to address the Commission

There were none.

VI. Executive Director's Report

- Mr. Gresley informed the Board about the resignation of Commissioner Richard E. Winnie.
- Mr. Gresley announced the upcoming retirement of Mr. Ricky Pierre, Leased Housing Assistance Manager and Ms. Judy Phillips, Senior Management Analyst of Facilities Management.
- Mr. Tim Jones, Director of Housing Management, was appointed Executive Director of the Richmond Housing Authority and is leaving OHA at the end of August. Mr. Gresley asked the Board to share his congratulations to Mr. Jones.

- Mr. Gresley said that the Oakland Housing Initiatives (OHI) now owns the Foothill Family Development.
- Mr. Gresley informed the Board that staff would be doing a feasibility study covering tax credits and issuing bonds and bring the two sources together to be used on the scattered sites. He discussed the mechanism to make the feasibility study work. A brief discussion followed.
- Mr. Gresley would like to move the regular Board meeting of August 22nd to August 29th and asked the Commissioners if they would be available to attend. The Commissioners indicated that they would be able to attend. Mr. Gresley anticipated that two items are to be put on the agenda on August 29th that are related to Coliseum Gardens Phase 2 – issuance of bonds and the closing documents. He will poll staff for more items they may have. Ms. Bell commented that it would not be necessary for the Commissioners to get a stack of legal documents in their board packets. She thought that a memo describing what is to be approved would suffice. The Commissioners prefer to get the legal documents instead of a memo.
- Mr. Gresley reminded the Board about the meetings in September - September 14 and September 26.
- Mr. Gresley addressed the problems on the scattered sites and discussed the effective means that have been done by the Authority to resolve such problems. He informed the Board that it appears that a surplus from Section 8 was realized last year. The surplus was more or less \$2.5 million on the Section 8 side. Mr. Gresley would like to invest the surplus money back into the community. He has asked Ms. Sharon H. Cossey, Mr. Rod Roché and Ms. Patricia Ison to come up with some proposals that would be presented to the Board in upcoming meetings.
- Mr. Gresley noted an EBHO article on using Proposition 46 funds. Coliseum Gardens was one of developments listed.

VII. Adjournment

The meeting was adjourned at 8:00 p.m.

Chair

Secretary