

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, AUGUST 24, 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]

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened in closed session at 1619 Harrison Street, Oakland, California on Monday, August 24, 2009 at 6:00 pm, in the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California. Chair Moses L. Mayne, Jr. presided and called the meeting to order.

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

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

- Property: Lots at 1633 Harrison Street and 321 17th street, adjacent to the OHA headquarters .
Owner: Housing Authority of the City of Oakland,

Negotiating Parties:

Owner: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.
Leasor: Harrison Street Senior Housing Associates, LP.

- 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

- Property: 198 10th Street, and 176 10th Street, and 1110 Jackson Street.
Owner: Tom Peterson

Negotiating Parties:

Seller: Tom Peterson, Partner: East Bay Asian Local Development Corporation, Carlos Castellanos, Thomas Herr. Oakland Housing

Authority: Philip Neville

Purpose: Conference with Labor negotiators pursuant to Government Code § 54957.6:

Agency designated representatives: Jon Gresley, Phil Neville and Pamela Foster
Employee organization: Building and Trades Council of Alameda County

The closed session adjourned at 6:58 pm.

Monday, August 24, 2009 following the Closed session.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 7:02 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

Commissioner Pittman asked that the minutes be changed to show he presided over the meeting, not Chair Mayne because he was excused from the meeting. Commissioner Pitts moved approval of the minutes of the Regular Meeting of July 27, 2009, as corrected. Commissioner Pittman seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

Chair Mayne asked that Item 4 be moved to item F, but then it was decided that items A.1 through A.4 would be removed from the Consent Agenda so all items could be discussed separately. It was agreed to move item VII, Recognition of People Wishing To Address the Commission up to the beginning of the meeting.

V. Reports from Closed Session

Jennifer Bell, counsel to the commission, reported that there were no final actions taken in closed session.

VII. Recognition of People Wishing To Address the Commission (Moved forward on the agenda).

The following individuals each addressed the Commission. Chair Mayne, in each case, referred the speaker to a member of the OHA staff present.

Tanya Sharp, Oakland Housing Authority Resident

James Brown, Oakland Housing Authority Employee

Anton Kalatati, B-side Inc.

Joan Jones, Oakland Housing Authority Resident

VI. New Business

A.

1. Consideration of a resolution approving the award of a contract for roof replacement for 1606-1608-1610 11th Avenue to Premium Roofing & Waterproofing in the amount of \$88,695.

After brief discussion, Commissioner Pitts moved to approve this resolution. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

2. Consideration of a resolution approving the award of a contract for roof replacement for 9510 Sunnyside Street to D. Haight Roofing in the amount of \$58,875.

After brief discussion, Commissioner Pittman moved to approve this resolution. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

3. Consideration of a resolution approving the award of a contract for the Installation of Moisture Barriers, Sump Pumps at 39 buildings in Lockwood Gardens.

After brief discussion, Commissioner Pittman moved to approve this resolution. Commissioner Purvis-Allen seconded and the Board voted

unanimous approval.

4. Presentation of 2009 NAHRO Awards of Merit.

Executive Director Gresley reported that commissioners had received five NAHRO Awards of Merit while attending the NAHRO summer conference in Portland Oregon. Chair Mayne invited the staff responsible for the awards to come forward to receive them from the commissioners. Staff then came forward including Judy Monnier, Management Analyst; Carel Duplessis, Chief of Police; Phil Neville, Deputy Executive Director for Real Estate Development; and Eric Johnson, Deputy Executive Director for Property Operations.

B. Consideration of a resolution approving a \$650,000 Loan to the Harrison Street Senior Housing Associates, LP for the Harrison Street Senior Housing Development Project.

Following discussion, Commissioners Hartwig moved to approve the resolutions. Commissioner Pittman seconded and the Board voted unanimous approval

C. Consideration of a resolution approving the selection of the firm of Macias, Gini & O'Connell, LLP to provide Financial Audit Services for up to five years.

Following discussion, Commissioners Hartwig moved to approve the resolutions. Commissioner Pittman seconded and the Board voted unanimous approval

D. Consideration of a resolution Authorizing the Executive Director to execute a Management Agreement between the Oakland Housing Authority and Oakland Housing Initiatives for the Housing Authority to provide management services to Oakland Housing Initiatives following the disposition of 254 public housing scattered sites properties.

Following discussion, Commissioners Hartwig moved to approve the resolutions. Commissioner Pittman seconded and the Board voted unanimous approval

E. Consideration of a resolution authorizing the provision of \$133,000 in funding to the Oaks Hotel through the Short-Term Affordable Housing Preservation Program.

Jon Gresley, Executive Director, called upon Sean Heron, Sr. Policy Analysis to give a briefing on this item. Meagan World, with the City of

Oakland. Following the report and brief discussion, Commissioner Hartwig moved approval of the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

VII. Recognition of People Wishing To Address the Commission

There were no further speakers.

VIII. Written Communications

Mr. Gresley 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.

Mr. Gresley, addressed the commission regarding pending travel arrangements to Washington D.C. and other matters.

X. Reports of Commission Committees

There were no reports from the Committees.

XI. Announcements by Commissioners

There were no announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 8:54 p.m.

CLOSED SESSION

August 24, 2009 following the Special 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. Chair Mayne, Jr. presided and called the meeting to order at 9:04 p.m.

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

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

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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 9:40 p.m.

Chair

Secretary