

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, SEPTEMBER 28, 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. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:07 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, Marlene Hurd, Tanya Pitts, and Esther Purvis-Allen. Commissioner William Curry was excused.

III. Approval of Minutes

Commissioner Pittman moved approval of the minutes of the Regular Meeting of August 24, 2009. Commissioner Hartwig seconded the motion and the Board voted unanimous approval.

IV. Modifications to the Agenda

Items A.1, A.3 and A.4 were removed from the Consent Agenda for further discussion. A.1 is now item B, item A.3 is now item C, and item A.4 is now item D. Additionally, agenda items B through I became items E through J. Executive Director Gresley noted that item E is a duplicate of item B on the agenda.

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:

2. Creation of a Qualifications List to include the three highest ranked firms to provide professional engineering services on an as needed basis to support the rehabilitation and construction programs of the Authority.

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5. Authorization of an award of contract to provide document imaging & management systems (DIMS) to Laserfiche Solutions Group.
and
 6. Recommendation for the award of a contract for the purchase of floor covering materials from Bay Area Contact Carpets.
and
 7. Authorization of the Executive Director to renew the property (fire) insurance policy and to make payment of the annual premium.
and
 8. Recognition and Commendation of Lynette Lee of East Bay Local Development Corporation for Her Exemplary Service to the Oakland Housing Authority and to the Affordable Housing Community in Oakland, California.

Following a brief discussion, Commissioner Hartwig moved to approve items A.2 and items A.5 through A.8. Commissioner Pittman seconded the motion and the Board voted unanimous approval.

- B. Creation of a Qualifications List to include five highest ranked firms to provide architectural services for the conversion of existing housing units to fully accessible units and other related architectural services on as needed basis.

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

- C. Authorization for the Executive Director to create a Qualifications List for capital improvements under the Building Envelope Program funded through American Recovery and Reinvestment Act (ARRA) Capital Funds.

Chair Mayne called upon Mr. Anton Kalafati, with B Side Inc. to address the commission regarding this item. Mr. Kalafati described his concern and objection to not being listed among the list of qualified firms. Staff, including Debbie Wellnitz, CCGS Manager and Phil Neville, Deputy Executive Director for Real Estate Development addressed the commission to respond to Mr. Kalafati.

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

- D. Recommendation to provide a loan of \$130,000 to Slim Jenkins Court Apartments through the Short-Term Affordable Housing Preservation Program.

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

- E. Approving the Formation of OHA Chestnut Mandela LLC
Michelle Brewer, counsel with Goldfarb and Lipman addressed the commission regarding this item.

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

- F. Public hearing: Proposed Local Housing Assistance Program

Chair Mayne opened the public hearing and asked if there were any members of the public wishing to address the commission on the topic. There were none. Executive Director Jon Gresley called upon Eric Johnson, Deputy Executive Director of Property Operations, to address the commission on the proposed policy. After Mr. Johnson's brief remarks, there being no other speakers, Chair Mayne closed the hearing.

- G. Presentation of "Achievement of Excellence in Procurement Award" received by the Oakland Housing Authority, Contract Compliance and General Services.

Mr. Gresley introduced Debbie Wellnitz, newly promoted to CCGS Manager, and requested that she explain the award just received by our procurement team. Ms. Wellnitz provided a background and presented the award to the commission for display.

- H. Adoption of a resolution authorizing a contract amendment to provide for a new Local Police Category – Local Safety 3% @ 55 Supplemental Formula with the Public Employee Retirement System (PERS) Presentation of Procurement Award.

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

I. Approval of Making Transitions Work Annual Report – FY 2009.

Sean Heron, Sr. Policy Analyst, gave a briefing on this item. Following a brief discussion, Commissioner Pittman moved to approve the item. Commissioner Hurd seconded the motion and the Board voted unanimous approval.

J. Briefing on the Limited English Proficiency Program (LEP)

Mr. Gresley called upon Ron Scarborough, Housing Assistance Manager for the Customer Service Section, to give a briefing on Oakland Housing Authority's LEP Program. Mr. Scarborough described the program as it has developed and gave statistics on the usage of the program.

K. Briefing on Community Partnerships to Provide Resident Life Enrichment Services.

Patricia Ison, Director of Property Operations, and Mark Stephenson, Director of Leased Housing made a presentation on the Resident Life Enrichment Services offered as part of our Public Housing and Section 8 programs.

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 provided a brief report and answered questions.

X. Reports of Commission Committees
Commissioner Purvis-Allen reported that the Green Committee received a report where Authority staff is moving towards becoming paperless.

XI. Announcements by Commissioners
Commissioner Pittman announced that the Executive Directors evaluation report is due back to him on Wednesday, October 21, 2009.

XII. Adjournment

The meeting adjourned to closed session at 8:59 p.m.

CLOSED SESSION

September 28, 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. Chair Mayne, Jr. presided and called the meeting to order at 9:13 p.m.

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

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

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

- 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: Pursuant to Government Code § 54957, performance evaluation of the Executive Director

Purpose: Pursuant to Government Code Section 54956.9(b), conference with legal counsel re anticipated litigation: (one potential case).

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

Chair

Secretary