

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER JOE L. BROWN
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER ALFRED LEE
COMMISSIONER ESTHER PURVIS-ALLEN, M.Ed.
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

Monday, October 6, 2008 at 6:00 p.m.

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

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA

I. Pledge of Allegiance

II. Roll Call

IV. 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.

V. Report from Legal Counsel regarding final decisions made during closed session

VI. New Business

A. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Consideration of recommendation for the award of contracts for site improvements under the Building Envelope Program.
 - a. 5651 Martin Luther King Jr. Way. – The proposed contract is \$78,760 with B Side, Inc.
 - b. 5018 Melrose Avenue- The proposed contract is \$151,383 with B Side, Inc.
 - c. 5009 Congress Avenue- The proposed contract is \$76,962 with B Side, Inc.
 - d. 368 62nd Street. – The proposed contract is \$190,833 with B Side, Inc.
 - e. 9427 Plymouth Street. – The proposed contract is \$120,418 with B Side, Inc.
 - f. 675 30th Street. – The proposed contract is \$106,310 with B Side, Inc.
 - g. 2626 E.21st Street. – The proposed contract is \$70,544 with

- Lukate Construction Company.
- h. 9220 – 9224 Sunnyside Street - The proposed contract is \$223,516 with Lukate Construction Company.
 - i. 9008 Cherry Street. – The proposed contract is \$81,896 with Lukate Construction Company.
 - j. 2000 E.21st Street – The proposed contract is \$149,862 with Romkon, Inc.
 - k. 755 Alcatraz Avenue. – The proposed contract is \$79,938 with Romkon, Inc.
 - l. 3352 Arkansas Street. – The proposed contract is \$234,375 with Romkon, Inc.
 - m. 6229 Hayes Street. – The proposed contract is \$118,714 with Romkon, Inc.
 - n. 4516 Fairfax Avenue. – The proposed contract is \$73,960 with Romkon, Inc.
 - o. 5914 Colby Street. – The proposed contract is \$132,190 with Romkon, Inc.
 - p. 3330 72nd Avenue. – The proposed contract is \$228,900 with Romkon, Inc.
 - q. 4520 Montgomery Street. – The proposed contract is \$118,621 with Romkon, Inc.
 - r. 6309 Baker Street. – The proposed contract is \$85,326 with Eagle’s General Construction Company.
 - s. 565 45th Street. – The proposed contract is \$113,205 with Eagle’s General Construction Company.
 - t. 1486 77th Avenue – The proposed contract is \$93,236 with Eagle’s General Construction Company.
 - u. 2110 25th Avenue. - The proposed contract is \$ 130,000 with Eagle’s Construction Company.
 - v. 1422 47th Avenue. – The proposed contract is \$145,602 with JUV Construction Company.
 - w. 1730 85th Avenue. – The proposed contract is \$117,814 with JUV Construction Company.
 - x. 1324 E.32nd Street. – The proposed contract is \$144,772 with JUV Construction Company.
 - y. 565 29th Street. – The proposed contract is \$ 117,865 with JUV Construction Company.
 - z. 1128 E.15th Street. - The proposed contract is \$129,005 with JUV Construction Company.
 - aa. 4068 Allendale Avenue. - The proposed contract is \$142,694 with JUV Construction Company.
 - bb. 2820 35th Avenue. - The proposed contract is \$246,446 with JUV Construction Company.

B. Consideration of items related to the redevelopment of Tassafaronga Village.

1. Authorization of the Issuance of Tax Exempt Bonds for the Financing of Phase 1 of the Tassafaronga Village Project.
2. Authorization of Documents and Actions Related to the Construction and Tax-Exempt Bond Financing of Tassafaronga Village Phase I, including a Construction/Permanent Loan of Section 8 Reserve Funds in an Amount Not to Exceed \$16,959,641, a Ground Lease, Deeds of Trust, Guaranties, Indemnities, Assignment Agreements and Related Documents.
3. Authorization of Documents and Actions Related to the Tax Credit Syndication of Tassafaronga Village Phase I, including a development agreement, an option and right of first refusal agreement, guaranties, and the withdrawal of the Housing Authority as initial limited partner of Tassafaronga Partners, L.P.

VII. Recognition of people wishing to address the Commission.

VIII. Written Communications.

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

X. Announcements by Commissioners.

XI. Adjournment to Closed Session.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

Monday, October 6, 2008 following the Special Meeting

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: 2923 and 2935 Telegraph Avenue. (Courthouse Athlete Club site), and 550 and 556 29th Street, Oakland, CA. Oakland, CA.

Owner: Trammell Crow Residential Company.

Negotiating Parties:

Owner: Dan Garibaldi

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney.

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Moses L. Mayne, Jr., Chair of the Commission

By _____
Secretary

cc: Legal Counsel and Mailing List