

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, OCTOBER 6, 2008

[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]

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 and called the meeting to order at 6:10 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Greg Hartwig, Alfred Lee, Robert J. Pittman Jr., and Ramon J. Terrazas. Commissioner Esther Purvis-Allen and Chair Moses L. Mayne, Jr. were excused.

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.

IV. New Business

A. Consent Agenda:

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

Following a brief explanation of item 1. of the Consent Agenda, Commissioner Lee moved to approve the resolutions. Commissioner Hartwig seconded and the Board voted unanimous approval.

Vice-Chair Pittman informed the Board that he had another engagement to attend, so he asked Commissioner Hartwig to preside over the remainder of the meeting.

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 I 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.

Jon Gresley, the Executive Director, called upon Bridget Galka, Senior Housing Development Manager, to give a briefing on the redevelopment of Tassafaronga Village and the changes that have taken place since the Board last voted on this project. Ms. Galka provided the following documents to be entered into the record:

- The Tassafaronga Loan Agreement between Oakland Housing Authority
- Regulatory Agreement and Declaration of Restrictive Covenants
- The Bond Purchase Agreement
- Trust Indenture between the Oakland Housing Authority and Wells Fargo Bank, National Association.

Following a brief explanation, Commissioner Lee moved to approve all three resolutions. Commissioner Terrazas seconded and the Board voted unanimous approval.

V. Recognition of people wishing to address the Commission.

No comments or questions were received from the public.

VI. Written Communication

There were none.

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

Mr. Gresley announced that the Audit Committee will meet on October 7, 2008 at 10:45 a.m.

Mr. Gresley announced that the disposition application was sent to HUD on October 6, 2008. Mr. Gresley thanked Ann Dunn, Senior Policy Analyst and other staff who worked on the application.

Mr. Gresley announced the next Board of Commissioner meeting will be held October 20, 2008, so the Board packets will be sent out the week of October 13th.

Mr. Gresley thanked Commissioners Terrazas, Brown, and Lee for serving on the board. Mr. Gresley also announced there will be celebration for the departing commissioners sometime in November.

VIII. Announcements by Commissioners

Commissioners Pittman personally thanked each of the outgoing commissioners and announced that the Oakland Housing Authority Board of Commissioners is one of the best boards in terms of working together. Commissioner Pittman also spoke about the Oakland Housing Authority's work ethics and how they are superior on national bases because of getting things done. Commissioner Pittman personally thanked Commissioner Lee for all of his hard work and efforts. Overall, Commissioner Pittman wanted to openly thank and acknowledge the outgoing commissioners for all of their hard work.

Commissioner Terrazas wanted to go on record in the event that he doesn't serve another term that the last four years have been very rewarding. Commissioner Terrazas also said that his experience of the board has been very enlightening and it offered him one of the best opportunities for learning. Commissioner Terrazas also stated that he has been extremely fortunate to work with such a wonderful group of individual. Lastly Commissioner Terrazas spoke about being humble and proud that he had the privilege to serve his community. Commissioner Terrazas also stated that the Oakland Housing Authority is one of the best authorities in the country.

Commissioner Hartwig thanked the outgoing commissioners for their service on behalf of the Authority. The departing Commissioners thanked everyone for their support while serving on the Board of Commissioners.

X. Adjournment

The meeting was adjourned at 6:50 p.m.

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Commissioner Greg Hartwig called the meeting to order at 6:58 p.m.

- 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.

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 meeting adjourned at 7:15 p.m.

Chair

Secretary