

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, OCTOBER 26, 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 6:03 p.m.

- I. Pledge of Allegiance
- II. Roll Call
Commissioners present were Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Tanya Pitts and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen was excused.
- III. Approval of Minutes
Meeting Minutes from September 28, 2009 were not available. These Minutes will be considered at the next meeting.
- IV. Modifications to the Agenda
There were none.
- 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:
 1. Authorization for the Executive Director to Award a Contract to Quality Auto Repair for Vehicle Repair and Maintenance.
 2. Authorization to Amend the Oakland Housing Authority Procurement Policy to correct the \$2,000 threshold amount for micro-purchases.
 3. Authorization to append the Capital Fund Stimulus Grant Procurement Policy to the Oakland Housing Authority Procurement Policy.
 4. Authorization to contract for Roof Replacement for 1135 63rd Street.

5. Authorization to Execute an Amendment to the Agreement with Reno and Cavanaugh PLLP to Provide for Legal Advisory Services for the Anticipated Utilization of HUD Replacement Housing Factor Capital Funds.

Following brief discussion, Commissioner Hartwig moved to approve items 1-5 under the Consent Agenda. Commissioner Pittman seconded and the Board voted unanimous approval.

B. Presentation of a NAHRO Agency Award of Excellence.

Executive Director Jon Gresley announced that a delegation of commissioners and staff represented the Authority at the recent national meeting of the National Association of Housing and Redevelopment Officials (NAHRO) where the Authority was presented with an Agency Award of Excellence for Lion Creek Crossings Phase III. Stephen Hoppe, Project Manager, and Deputy Executive Director Phil Neville joined the commissioners to present the award. Also present and acknowledged for their efforts resulting in the award were Carlos Castellanos from East Bay Asian Local Development Corporation (EBALDC) and Kim McKay from the Related Company. Mr. Gresley announced that this is only the Housing Authority's third time to receive such an award.

C. Presentation by Building and Trades Council of Alameda County.

Barry Luboviski, Building and Construction Trades Council of Alameda County (BTC), addressed the commissioners regarding negotiations between the Oakland Housing Authority and BTC. Mr. Luboviski would like the Oakland Housing Authority to enter into a Project Labor Agreement with BTC and also negotiate terms for using direct hiring under a force account program. Bill Stockholm, BTC Legal Counsel, also addressed the commissioners regarding this matter.

Commissioner Pittman suggested that a staff report on this item be on the agenda at the next commission meeting.

D. Authorizing the disposition of nine (9) vacant single family houses through an RFP process.

Mr. Gresley introduced the item and called upon Ann Dunn, the Oakland Housing Authority's consultant for this project. Ms. Dunn gave a briefing concerning the non-federal single family houses to be disposed. Chair

Mayne indicated that he would like the commissioners to prepare a report to include a set of criteria and a process for the disposition of the non-federal single family houses. He appointed an ad hoc committee to meet and to bring back a report and recommendation to the commission. Vice Chair Pittman will serve as the chair of the committee. He will be joined by Commissioners Purvis-Allen and Pitts.

Commissioner Pittman moved to table the item until the next meeting and Commissioner Pitts seconded the motion. The board voted unanimous approval.

E. Approval of commissioner travel to attend the NAHRO-PSWRC fall meeting in San Diego, November 15-17.

The following Commissioners were approved to attend NAHRO-PSWRC fall meeting: Commissioners Pittman, Hurd, Purvis-Allen, Curry, and Chair Mayne.

F. Formation of a Budget/Finance Committee to review the proposed operating budget revision for Fiscal Year 2010 and to advise staff on the design of periodic financial “dashboard” reports to the commission.

Chair Mayne asked that Commissioner Hartwig chair the committee and that Commissioner Hurd serve on the committee along with himself. The committee will meet on Monday, November 23, 2009 at 11:00 a.m.

G. Briefing on applicant screening for Oakland Housing Authority programs.

Mr. Gresley called upon Eric Johnson, Deputy Director of Property Operations to give a briefing on this item. Mark Stephenson, Director of Lease Housing, and Carel Duplessis Chief of Police also assisted with the briefing. Staff outlined the screening criteria and processes used for Section 8 and public housing applicants. They responded to questions from the commissioners.

VII. Recognition of People Wishing To Address the Commission

Anton Kalafati, with B-Side Inc. addressed the commission regarding pending issues concerning Building Envelopes Construction. His concerns were referred to the Executive Director for response.

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.

Mr. Gresley announced the senior's party, Holiday Splendor, will be held on Thursday, December 10, 2009 from 5:00 p.m. to 9:00 p.m. at the Garden Center at Lake Merritt.

X. Reports of Commission Committees

Commissioner Pittman announced that the Disability Committee will be scheduled at a later date.

XI. Announcements by Commissioners

There were no other announcements by commissioners.

XII. Adjournment

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

CLOSED SESSION

October 26, 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 Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Tanya Pitts, and Chair Moses L. Mayne, Jr. Esther Purvis-Allen was excused.

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

The closed session adjourned at 9:52 p.m.

Chair

Secretary