

MINUTES OF THE SPECIAL MEETING **AMENDED**
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JUNE 29, 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]

SPECIAL MEETING

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. called the meeting to order at 6:06 p.m. with Chair Mayne entering the room. Chair Moses L. Mayne presided over the meeting.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

Commissioner Pittman moved approval of the minutes of the Special Meetings of June 1, 2009 and June 3, 2009. Commissioner Hartwig seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

Following brief discussion there were no changes to 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. Public Hearing on the Proposed Amendment to the Fiscal Year 2010 MTW Plan.

Chair Mayne opened the public hearing and asked if there were any speakers. There were no speakers for the public hearing. Chair Mayne then closed the hearing.

B. Consent Agenda:

1. Consideration of a resolution approving the Operating Budget for the Authority for the Fiscal Year ending June 30, 2010.

2. Consideration of a resolution approving of Blanket Purchase Orders for FY 2010 Budgeted Activities.
3. Consideration of a resolution approving the renewal of contracts for Dental and Vision Coverage for OHA Employees.

Commissioner Curry moved to approve the three Consent items.
Commissioner Pittman seconded and the Board voted unanimous approval.

- C. Consideration of a resolution approving an amendment to the Fiscal Year 2010 MTW Plan.

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

- D. Consideration of a resolution approving a change to the OHA Economic Opportunities Policy, Section 3.

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

- E. Consideration of a resolution approving the procurement of Old Republic Title to prepare title reports for 254 scattered site Public Housing properties approved for disposition.

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

- F. Consideration of a Resolution approving a Second Amended and Restated Predevelopment Services Agreement; Amendment to Owner Participation Agreement with City (OPA); Assignment of OPA to Developer; and Further Amendment of the PSA to Incorporate OPA for Lion Creek Crossings HOPE VI Revitalization.

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

- G. Consideration of a resolution approving the issuance of Tax-Exempt Bonds for the construction of the Harrison Street Senior Housing Development Project.

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

- H. Consideration of a resolution authorizing a Legal Services Agreement with Goldfarb

and Lipman, LLP to Provide Legal Advisory Services for the Authority for several development projects and ongoing site investigations.

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

- I. Consideration of a resolution approving the write-off of vacated tenant accounts receivable.

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

- J. Consideration of a resolution approving an amendment to the contract for General Counsel Services with Goldfarb & Lipman LLP to increase the amount for the current year by \$75,000 to \$320,000

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

- K. Consideration of a resolution authorizing execution of a two-year Legal Services Agreement with Goldfarb and Lipman, LLP for General Counsel Services for the Authority.

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

- L. Consideration of a resolution approving a project position for Fiscal Year 2010 to recruit and link Authority residents with pre-apprenticeship and apprenticeship employment and training programs.

Following a brief discussion Commissioner Pittman moved to approve the item. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

- M. Appointment of an Audit Committee by Chair Mayne, the purpose of which is to review the fiscal audit for the year 2008 and provide a summary report to the full Board of Commissioners.

Chair Mayne made appointments to the Audit Committee. Commissioner Pitts, and Hartwig, and Chair Mayne will serve on this committee.

- N. Consideration of registration for Congressional Black Caucus Foundation Legislative Conference.

Chair Mayne suggested that the Authority register commissioners at the Standard Registration with awards dinner level and that any commissioner who wishes to

reimburse a portion of the cost be given the opportunity to do so. Vice-Chair Pittman read a statement and requested that it be placed on the record (attached). Commissioners Hartwig and Purvis-Allen indicated that they would like to be added to the list of commissioners attending. Commissioner Pittman moved approval of Chair Mayne's recommendation. Commissioner Hurd seconded and the Board voted unanimous approval.

VII. Recognition of People Wishing To Address the Commission
There were none.

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 announced that our public housing waitlist will be opening in July. Also, Mr. Gresley introduced the new Assistant Director of Maintenance, William Bailey.

Mr. Gresley also announced that Home Depot and Kaboom organized the building of a play structure by volunteers at Keller Plaza in one day. Mr. Gresley thanked the law firm of Goldfarb and Lipman for supplying a large number of volunteers.

X. Reports of Commission Committees

XI. Announcements by Commissioners
There were no other announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 8:11 p.m.

CLOSED SESSION

June 29, 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 8:25 p.m.

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

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: 3001 Broadway Ave. Oakland CA.
Owner: BW30 Associates, 3640 Associates, and the TD/SW Trust.

Negotiating Parties:

Seller: Ted W. Dang

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Bridget Galka Sr. Development Program Manager.

- 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

- 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 9:22 p.m.

Chair

Secretary

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