



Board of Directors

PATRICIA WELLS
LYNETTE JUNG-LEE
WILLIAM MAYES

In accordance with Article IV, Section 4.11 & 4.12 of the RAMP, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors has been called. The meeting will be held as follows:

RAMP BOARD OF DIRECTORS

Regular Meeting (Affiliate Meeting)

Wednesday, March 27, 2024 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612

AGENDA

Regular Meeting (Affiliate Meeting)

March 27, 2024, 6:00 PM

Zoom Information

To participate via teleconference, please use the Zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83568829959?pwd=bGH15pJNm8hd8BCMMGDKGH2DOYWtJs.1>

Meeting ID (access code): 835 6882 9959 **Meeting Password:** 2024
Closed Caption – provided through the link.

To participate by Telephone: Toll-Free - 877 853 5257

Meeting ID (access code): 835 6882 9959 **Meeting Password:** 2024

1. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must also publicly disclose at the meeting prior to any action whether any individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

2. Approval of the Minutes

2.1 24-1153 Approval of the minutes for Special Board of Directors meeting held on January 22, 2024

Attachment(s)

[RAMP Draft Minutes Special Meeting January 22, 2024](#)

3. 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.

4. Recognition of people wishing to address the Board

If you need special assistance to participate in the meetings of the RAMP Inc., Board of Directors, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the RAMP, Inc., Board of Directors to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by "raising your hand" or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number. You may request to make a public comment by "raising your hand" through Zoom's video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.

To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In- Webinar.

*To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by phone.*

5. Old or Unfinished Business

6. New Business

6.1 24-1123 Adopt a Resolution Authorizing and Approving Changes to the RAMP, Inc., Procurement Policy

Attachment(s)

[RAMP Updated Procurement Policy_Memorandum](#)
[RAMP Updated Procurement Policy_REDLINE Changes](#)
[RAMP Updated Procurement Policy_CLEAN](#)
[RAMP Updated Procurement Policy_Resolution](#)

7. Reports

7.1 2023-861 Oak Groves Senior Housing Property Management Report

Attachment(s)

[OGSH Property Management Report Memorandum](#)
[OGSH Property Management Report](#)

7.2 24-1125 Oak Grove Senior Housing 2023 Financial Report

Attachment(s)

[OGSH 2023 Financial Report Memorandum](#)

7.3 24-1128 Review of The John Stewart Management Company performance at Oak Grove Senior Housing property

Attachment(s)

[JSCO Property Performance Review Memorandum](#)

7.4 24-1131 Update on Oak Groves Senior Housing Post-Construction Activities

Attachment(s)

[Oak Groves Rehab Update Memorandum](#)
[Oak Groves Rehab Update Fact Sheet](#)

8. Announcements

9. Adjournment