

**OAKLAND HOUSING INITIATIVES, INC.
APPROVED MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

June 11, 2024

DIRECTORS

In-Person

Patricia Wells
Jon Gresley
Harold Davis
Carla Dartis
Roy Schweyer
Janet Howley
Don Falk
Gary Flaxman

Via Teleconference

Bernard Deasy
Anne Griffith

STAFF

In-Person

Oakland Housing Authority

Anna Kaydanovskaya
Tom Deloye
Duane Hopkins
Nicol U Jacob
Mark Mislant
Araceli Tellez
Victor Madamba

Via Teleconference

Oakland Housing Authority

Paige Peltzer

1. Roll Call

The meeting was called to order by Chair Wells at 11:08 a.m.

(AB 2449 Compliance) The Chair of the Board will confirm that there are four (4) 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 AB 2449 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 other 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 to such individuals.

Director Davis motioned to approve the virtual presence of Director Deasy and Director Griffith due to emergency circumstances. Director Gresley seconded the

motion and it was passed by the following vote:

Ayes 9 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk

The following Directors responded to a roll call:

Present – Jon Gresley, Harold Davis, Patricia Wells, Roy Schweyer, Bernard Deasy, Anne Griffith, Janet Howley, Carla Dartis, Don Falk

Absent – Gary Flaxman, Greg Hartwig

2. Approval of the Minutes

Director Howley moved to approve the minutes of the Board of Directors regular meeting of March 12, 2024, which was seconded by Director Dartis. The motion passed by the following vote:

Ayes 8 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Schweyer, Falk

Abstained 1 – Griffith

3. Modifications to the Agenda

There were no modifications to the agenda. Director Gresley moved to approve the agenda and was seconded by Director Davis. The motion passed by the following vote:

Ayes 9 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk

4. Recognition of people wishing to address the Board

There were no people wishing to address the Board.

5. Nominating Committee Report

Anna Kaydanovskaya, Director of Asset Management, provided an update on behalf of the Ad Hoc Nominating Committee. She advised that three (3) directors, Director Davis, Director Gresley, and Director Deasy, will be retiring from the OHI board. Additionally, the following Directors have their terms expiring on June 30, 2024: Director Darts, Director Falk, Director Flaxman, Directory Hartwig, Director Howley, and Directory Schweyer. The Ad Hoc Nominating Committee recommended re-electing Directors with expiring terms to serve a two-year term beginning July 1, 2024, and ending June 30, 2026.

6. New Business

6.1 Re-election of Directors with expiring terms to the Oakland Housing Initiatives, Inc. Board of Directors for two-year terms beginning July 1, 2024

Director Gresley moved to re-appoint Director Darts, Director Falk, Director Flaxman, Director Hartwig, Director Howley, and Director Schweyer. The motion was seconded by Director Davis and passed by the following vote:

Ayes 9 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk

6.2 Adopt a resolution to recognize and honor Harold Davis for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors

Director Wells recognized, honored and thanked Mr. Harold Davis for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors.

Director Flaxman arrived at 11:20 a.m.

Director Gresley moved to approve item 6.2 and was seconded by Director Schweyer. The motion passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

6.3 Adopt a resolution to recognize and honor Jon Gresley for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors

Director Wells recognized, honored and thanked Mr. Gresley for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors.

Director Davis moved to adopt the resolution and was seconded by Director Schweyer. The motion passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

6.4 Adopt a resolution to recognize and honor Bernard Deasy for his

years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors

Director Wells recognized, honored and thanked Mr. Deasy for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors.

Director Gresley moved to adopt the resolution and was seconded by Director Davis. The motion passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

6.5 Annual Election of Officers

On behalf of the Ad Hoc Nominating Committee, Anna Kaydanovskaya, Director of Asset Management, recommended that the current officers remain in their role, except for the Treasurer role, as Mr. Bernard Deasy is retiring.

Director Wells confirmed she would continue as President, Director Schweyer confirmed he would continue as Vice-President, and Director Dartis confirmed she would continue as Secretary. Director Wells recommended that Victor Madamba, OHA Director of Finance, take on the Treasurer position.

Director Gresley made a motion to accept the nominations Director Wells as President, Director Schweyer as Vice-President, Director Dartis as Secretary, and Mr. Madamba as Treasurer. The motion was seconded by Director Howley and passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

6.6 Appointment of Directors with expiring terms to the Keller Housing Initiatives, Inc. Board of Directors for two-year terms beginning July 1, 2024

Director Wells made a motion to re-appoint Director Darts, Director Falk, Director Flaxman, Directory Hartwig, Director Howley, and Directory Schweyer to the Keller Housing Initiatives, Inc. Board of Directors. The motion was seconded by Director Schweyer and passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis,

Schweyer, Falk, Flaxman

6.7 Appointment of Directors to the Harrison Street Senior Housing Corporation Board of Directors

Director Schweyer made a motion to appoint Director Wells and Director Griffith to the Harrison Street Senior Housing Board of Directors. The motion was seconded by Director Dartis and passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

6.8 Adopt a resolution authorizing and approving the Executive Director to execute an amendment to the standard form of agreement (AIA Document B101-2017) between Oakland Housing Initiatives, Inc., and SGPA Architecture and Planning for architecture and engineering services for the Foothill Family Apartments rehabilitation project (Contract) to increase the not-to-exceed contract amount by \$411,150, for an increase in the total amount from \$1,003,950 to \$1,415,100

Thomas Deloye, Chief Officer of Real Estate Development, presented a summary of this request to authorize and approve the Executive Director to execute an amendment to the standard form of agreement between OHI and SGPA Architecture and Planning, for architecture and engineering services for the Foothill Family Apartments rehabilitation project to increase the not-to-exceed contract amount by \$411,150, for an increase in the total amount from \$1,003,950 to \$1,415,100. He then answered questions from the Board.

Director Dartis moved to adopt the resolution and was seconded by Director Howley. The motion passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

7. Reports

There were no reports made.

8. Announcements

Anna Kaydanovskaya, Director of Asset Management, announced that there will be a special meeting in July.

9. Adjournment

Director Gresley motioned to adjourn the meeting, which was seconded by Director Dartis. The motion passed by the following vote:

Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman

The meeting was adjourned by Chair Schweyer at 12:03 p.m.