

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

September 10, 2024

DIRECTORS

In-Person

Patricia Wells
Carla Dartis
Roy Schweyer
Don Falk

Virtual

Anne Griffith
Greg Hartwig

Greg Hartwig left at 11:48 a.m.

STAFF

In-Person

Oakland Housing Authority

Anna Kaydanovskaya
Tom Deloye
Nicol U Jacob
Mark Mislang
Adrian Napolitano
Victor Madamba

John Stewart Company

Ron Bowen
Sharon Shehee
Michael Brown

Goldfarb & Lipman LLP

David Kroot

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 Dartis motioned to approve the virtual presence of Director Griffith and Director Hartwig due to emergency circumstances. Director Schweyer seconded the motion and it passed by the following vote:

Ayes 6 – Wells, Dartis, Schweyer, Falk, Griffith, Hartwig

The following Directors responded to a roll call:

Present – Patricia Wells, Roy Schweyer, Carla Dartis, Don Falk, Anne Griffith, Greg Hartwig

Absent – Gary Flaxman, Janet Howley

2. Approval of the minutes from Special Board of Directors meeting held on July 19, 2024.

Director Schweyer moved to approve the minutes of the Board of Directors special meeting of July 19, 2024, which was seconded by Director Dartis. The motion passed by the following vote:

Ayes 6 – Wells, Dartis, Schweyer, Falk, Griffith, Hartwig

Absent 2 – Flaxman, Howley

3. Modifications to the Agenda

There were no modifications to the agenda.

4. Recognition of people wishing to address the Board

There were no people wishing to address the Board.

5. Old or Unfinished Business

5.1 Review of the John Stewart Management Company performance at Foothill Family Apartments

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board.

Director Falk inquired how the remainder of the property's cash flow was being distributed, aside for partnership and management fees. Anna Kaydanovskaya advised that she will provide an update on this at the next quarterly meeting.

6. New Business

6.1 Adopt a resolution authorizing OHI to spend \$12,000 for a back-to-school drive, a holiday giveaway for children, holiday goodie bags for

senior residents, and reimbursement of 2024 National Night Out expenses.

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board.

Director Falk inquired if the Board could look into authorizing staff to sign off on expenses below a certain threshold. Mr. Kroot advised that this is feasible and staff will research this further to present to the board at the next quarterly meeting.

Director Dartis moved to adopt a resolution authorizing OHI to spend \$12,000 for a back-to-school drive, a holiday giveaway for children, holiday goodie bags for senior residents, and reimbursement of 2024 National Night Out expenses. The motion was seconded by Director Schweyer and passed by the following vote:

Ayes 6 – Wells, Dartis, Schweyer, Falk, Griffith, Hartwig

Absent 2 – Flaxman, Howley

7. Reports

7.1 Update on the Foothill Family Apartments refinancing and rehab efforts.

Tom Deloye, Chief Officer of Real Estate Development, presented on this item and answered questions from the Board.

7.2 Foothill Family Apartments quarterly property management report.

Ron Bowen, Regional Director for The John Stewart Company, presented on this item and answered questions from the Board.

7.3 Foothill Family Apartments quarterly financial report.

Anna Kaydanovskaya, Director of Asset Management, presented on this item and answered questions from the Board.

8. Announcements

There were no announcements made.

9. Adjournment

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

Ayes 5 – Wells, Dartis, Schweyer, Falk, Griffith

Absent 3 – Flaxman, Howley, Hartwig

The meeting was adjourned by Chair Wells at 12:04 p.m.