

RAMP HOUSING, INC.
MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS OF THE
RAMP HOUSING, INC.

Tuesday, February 9, 2021

Special Meeting

NOTE: In accordance with Governor Newsom's issued Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.

Secretary, Bridget Galka called the meeting to order at 2:23 p.m.

I. **Roll Call**

Director Tortorich, Director Wells, and Director Griffith joined the meeting via teleconference.

Oakland Housing Authority (OHA) Staff Present (via Zoom, unless otherwise noted): Andrés Manriquez, Victor Madamba, Bridget Galka, Deni Adaniya, Anna Kaydanovskaya, Mark Schiferl, Bruce Brackett, Yamilette Mendoza, Helen Dunlap (Consultant), and Joy Zandona.
Goldfarb & Lipman, LLC: Michelle Brewer (via teleconference)

II. **Modifications to the Agenda**

There were no modifications to the Agenda.

III. **Approval of the Minutes for October 19, 2020**

Director Tortorich made the motion to approve the minutes. It was seconded by Director Griffith. This item was approved by consent.

IV. **Old or Unfinished Business**

V. New Business

- A. Secretary Galka presented the January 20, 2021, status update to the board on the Oak Groves project. The Oak Groves construction project is 50% complete. All but one of the Oak Grove North residents have returned to their units. All Oak Grove South residents have been relocated offsite.

Director Wells interjected that much work and personal attention had gone into assisting the return of the Oak Grove North senior residents back into their new units, as well as the relocation of the Oak Grove South residents by the ORED and Asset Management teams. Director Wells thanked everyone involved on behalf of the Board.

ORED staff are currently exploring the transfer of the environmental regulator for Oak Grove North and South from the Alameda County to the State Water Board or the Department of Toxic Substance Control. This transfer would benefit the project because the State has more data and resources for sites such as Oak Groves North and South, as well as allow our residents to move back into the site with more certainty and quicker during the pandemic. Transfer approval from the permanent lender and investor is currently being requested. Secretary Galka will continue to keep the Board informed on the progress.

Director Wells asked Secretary Galka to share any challenges with the Directors regarding the environmental regulator transfer. Secretary Galka reported that an environmental attorney, Beth Koh, wrote a proposal to the permanent lender and investor requesting them to consider allowing the Oak Groves project to make this transfer. The proposal was reviewed by Goldfarb & Lipman and consultants of ORED provided letters of support for the proposal. The permanent lender and investor have responded with interest and questions. Secretary Galka feels positive that she will hear by the end of the week if Oak Groves will be given permission to transfer to a new regulator. The conditions at the site are safe and it is the hope to avoid the installation of a vapor mitigation system that would cause an additional 80 construction days.

- B. Secretary Galka presented this action item for consideration by the board authorizing the Executive Director to amend the Architectural and Engineering Services contract with Okamoto-Saijo Architecture increasing the contract amount by \$217,000 from \$1,024,105 to \$1,241,105 for the Oak Groves Senior Housing Rehabilitation project. The architect, who has been working on the Oak Grove project since 2016, has been flexible in dealing with the COVID challenges and restraints that have caused increased fees and delays from the beginning of construction.

Director Tortorich made the motion to approve the architectural resolution increasing and amending the contract. The motion was seconded by Director Wells. This item was approved by consent.

- C. Secretary Galka requested from the Board of Directors authorization to make technical amendments to the Articles of Incorporation for RAMP Housing, Inc. The purpose of the amendment is to confirm that RAMP Housing, Inc, is a supporting organization of the Oakland Housing Authority. Secretary Galka informed the Board that this same technical amendment would also be made to the Oakland Housing Authority and OAPHI boards authorizing this technical amendment to the Articles of Incorporation for RAMP.

Michele Brewer of Goldfarb & Lipman addressed the Board to explain the need to adjust the RAMP Articles of Incorporation to show more directly its connection to the Housing Authority. A form will need to be filed with the IRS showing that the Articles state that RAMP is supporting the mission of OHA. There will be no changes to the Bylaws. Director Wells and Michele Brewer assured the Board that this change was merely technical and would not make any substantive changes that would shift any risk or liability.

Director Tortorich made the motion to approve this technical amendment for RAMP Housing, Inc. The motion was seconded by Director Griffith. This item was approved by consent.

VI. Recognition of persons wishing to address the Board

There were no persons wishing to address the RAMP Housing, Inc. Board.

VII. Adjournment

There being no further business to come before the Board, the meeting was moved to adjourn by Director Tortorich and seconded by Director Griffith. The meeting adjourned at 2:37 p.m.

RAMP HOUSING, INC.

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Duane Hopkins

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Duane Hopkins, Secretary