

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

**[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1512]**

Monday, June 4, 2018

SPECIAL MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at approximately 6:08 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Commissioners Barbara Montgomery, Anne Griffith, Donna Griggs-Murphy, Janny Castillo, Lynette Jung Lee was excused.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of May 14, 2018.

Commissioner Hurd moved to approve the Minutes, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

IV. Old or Unfinished Business:

A. Consideration of a resolution approving the Oakland Housing Authority Comprehensive Budget, Public Housing Program AMP Budgets, and Staffing Plan for the Fiscal Year Ending June 30, 2019 and HUD Certification.

Commissioner Griffith moved to approve the FY 2019 budget, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

V. 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 or a need arose after agenda posting.)

VI. New Business:

A. Recognition of 2018 OHA college scholarship program participants.

Executive Director Johnson introduced the item and Director Wheeler who provided the background on the scholarship program. Director Wheeler introduced the Family Community Partnerships Education Program staff who worked on the initiatives and application process of the program.

The recipient scholarship students were presented with certificate awards and photographed with the Commission. Chair Hartwig congratulated the students on their merits and scholarship achievement.

B. Consideration of a resolution authorizing the Executive Director to execute a one-year Intergovernmental Agreement with the City of Oakland to provide direct funding in the amount not to exceed \$450,000 for enrollment and participation of up to 250 Authority youth in the Earn & Learn East Bay Summer Youth Employment program.

Executive Director Johnson introduced the item and provided a summary background of the project. Christina Guterrez, Program Analyst of Workforce Development Board was in attendance at the meeting to provide further details and answer questions from the Commission.

Commissioner Hurd moved to approve the item, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

C. Consideration of a resolution authorizing the Executive Director to amend the contract with BBI Construction Inc. to increase the budget from \$75,000 to \$175,000 and to permit the Executive Director to further modify the contract scope and/or increase the contract amount by up to an additional 20%, if needed, up to a maximum of \$210,000, to assist OHA staff with the rehabilitation of Oak Groves North and South.

Executive Director Johnson introduced the item and Senior Director of Real Estate Development Director, David Kiddoo. The Director provided the background summary of the buildings' rehabilitation project.

After taking questions from the Commission, the vote to approve the resolution was taken. Commissioner Griggs-Murphy moved for approval, Commissioner Griffith seconded; and the board voted unanimous approval.

D. Consideration of a resolution authorizing the Executive Director to execute a one year contract, with four additional one-year Option Terms, with NOVA Commercial Company, Inc. to provide janitorial services at the Authority's administrative office buildings, in the amount not to exceed \$306,000 for the initial term and \$306,000 for each option year.

Executive Director Johnson introduced the item and provided a background on the janitorial services for the Agency's buildings. The Executive Director added that 3 employees hired by the company are Section 3 residents.

Commissioner Griffith moved to approve the resolution, Commissioner Hurd seconded the motion; and the board voted unanimous approval.

- E. Consideration of three (3) resolutions approving and authorizing changes to the Oakland Housing Authority compensation and benefits packages: 1) a Resolution approving FY19 Salary Schedule, including 11.5% raise for sworn officers; 2) a Resolution approving cessation of Employer Paid Member Contributions for Classic Safety Members; and 3) a Resolution to approve 2.5% Cost-Sharing Program for Classic Safety Members, as required by CalPERS regulations.

Executive Director Johnson introduced the item and Human Resource Director, Drew Felder who provided the background summary on the compensation and benefits packages.

After questions were taken from the Commission, separate votes on the three related resolutions were taken:

- 1) FY 2019 Salary Schedule: Commissioner Griggs-Murphy moved for approval, Commissioner Griffith seconded the motion; and the board voted unanimous approval;
- 2) Employer Paid Member Contributions for Classic Safety Members: Commissioner Castillo moved for approval, Commissioner Montgomery seconded the motion; and the board voted unanimous approval;
- 3) 2.5% Cost Sharing Program for Classic Safety Members: Commissioner Hurd moved for approval, Commissioner Griffith seconded the motion; and the board voted unanimous approval.

F. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

The Commission requested to pull two items for discussion: F2 and F7.

Commissioner Hurd moved to approve the resolutions on the remaining five items (F.1,F.3,F.4, F.5, and F.6) Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to extend the contract through December 31, 2018 with Macias, Gini's & O'Connell, LLP, and increasing the amount not-to-exceed by \$210,400, for FY2018 financial auditing services.

2. Consideration of a resolution authorizing the Executive Director to execute a contract extension agreement with Creekside Housing Partners, L.P., a California Limited Partnership, to continue the Lion Creek Crossings, Phase III Project-based Section 8 assistance for 16 units, for a 20-year term.

Executive Director introduced the item and Leased Housing Director, Michelle Hasan, who, along with, Tim Wilson, Senior Regional Manager, Related California, provided detail on the project.

After questions were taken from the Commission, the vote was taken. Commissioner Griffith moved to approve the resolution, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

3. Consideration of a resolution authorizing the Executive Director to renew the general commercial liability insurance policy with HAI Group (HARRG), for the period June 11, 2018 to June 11, 2019, and to make the payment of the annual premium in the amount of \$252,349.
4. Consideration of a resolution authorizing the Executive Director to execute a contract with Corodata Records Management, Inc. for digital and paper document management, conversion, restoration, archiving, destruction and preservation services in the amount not to exceed \$120,000 for a two-year term.
5. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders for routine, recurring, low-dollar amount materials and services purchases for Fiscal Year 2018-2019 up to the amounts as listed in Attachment A of this Resolution.
6. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders to various vendors with ongoing contracts, intergovernmental arrangements and routine, recurring, low-dollar amount purchases for Fiscal Year 2018-2019.
7. Consideration of a resolution authorizing the Executive Director to purchase 400 Microsoft Office Suite licenses with Software Assurance from Dell Inc. for the amount not to exceed \$220,000.

Executive Director Johnson introduced the item and Deputy Executive Director, Patricia Wells and IT Director, Ashour Bebla. The directors provided further detail on the software, licenses, and purchase of the product.

After discussion with the Commission, the vote on the resolution was called for by the Chair. Commissioner Castillo made a motion to approve,

Commissioner Griffith seconded the motion; and the board voted unanimous approval.

G. Recognition of people wishing to address the Commission.

There were no public speakers wishing to address the Commission.

VII. Written Communications – Monthly Departmental Reports.

The Departmental reports were included in the board packet for the Commissioners' review.

VIII. Executive Director's Report.

The non-profit boards will be holding their annual meetings this month.

The End of School Year Lockwood Block party will be held on June 13.

OHA received 4 NAHRO Awards of Merit for real estate projects: the Annual Christmas Toy Giveaway; OHA Employment and Training Program; Acts Serene Apartments; Prosperity Place. The last two have also been nominated for a National Award of Excellence.

IX. Reports of Commission Committees.

Chair Hartwig provided an update on the Executive Director Evaluation Ad Hoc Committee.

X. Announcements by Commissioners.

Commissioner Griggs-Murphy announced that on June 8 advocates for Seniors' Affordable Housing will be at the State Capitol in Sacramento.

XI. Adjournment to Closed Session.

Chair Hartwig called for adjournment and Commissioner Griffith made a motion. The meeting adjourned at 7:25 p.m.

Monday, June 4, 2018 following the Meeting

**In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.**

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Alice Harrison Development Site
Address: 1439-43 Alice St. and 1434 Harrison St., Oakland, CA 94612

Authority Negotiating Parties: Dave Kiddoo; Bridget Galka; Michelle Brewer, Attorney, Goldfarb & Lipman LLP; Jerry Smith, Principal, Citrine Advisors (broker on behalf of Authority)

Seller Negotiating Parties:
David Klein, Executive Managing Director, Cushman & Wakefield, Inc. (broker on behalf of seller)

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Chestnut Court
Address: 1060 W Grand Ave, Oakland, CA 94607

Authority Negotiating Parties: Dave Kiddoo, Bridget Galka, Michelle Brewer, Attorney

Owner/Managing General Partner Negotiating Parties:
Chestnut Linden Associates, a California limited partnership, Cynthia Parker, President, BRIDGE Housing Ventures, Inc.

Investor Limited Partner Negotiating Parties:
Alliant Tax Credit Funds XV, Ltd, a Florida Corporation, Shawn Horwitz, Chief Executive Officer

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Mandela Gateway
Address: 1350 7th St, Oakland, CA 94607

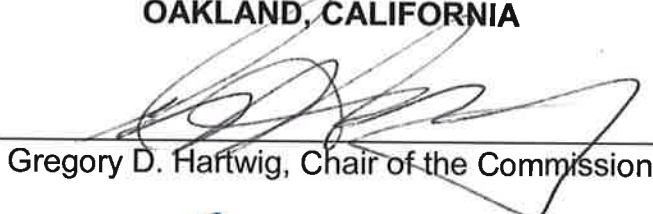
Authority Negotiating Parties: Dave Kiddoo, Bridget Galka, Michelle Brewer, Attorney

Owner/Managing General Partner Negotiating Parties:
Mandela Gateway Associates, a California limited partnership, BRIDGE Housing Ventures, Inc., Cynthia Parker, President, BRIDGE Housing Ventures, Inc.


Investor Limited Partner Negotiating Parties: Alden Torch Financial LLC, Alan Fair, Chief Executive Officer

Closed Session concluded at 8:15.

**THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA**



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary