

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER JOE L. BROWN
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER ALFRED LEE
COMMISSIONER EVE PURVIS-ALLEN, M.Ed.
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

Monday, July 21, 2008 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Regular and Annual Meetings of June 23, 2008

IV. 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.

V. Report from Legal Counsel regarding final decisions made during closed session

VI. New Business

A. Items related to the Redevelopment of Tassafaronga

1. Consideration of recommendation for the award of 12 additional project-based vouchers.
2. Consideration of recommendation to authorize the execution of an Infrastructure Agreement and Phase 1 Housing Development Construction Agreement with Cahill Contractors, Inc. (Cahill) and to reimburse Cahill for competitive bidding related printing expenses.
3. Consideration of recommendation to authorize the execution of agreements with the City of Oakland and utility providers necessary to facilitate the construction of required infrastructure improvements.
4. Consideration of recommendation to authorize the Issuance of Tax-Exempt Bonds for the Construction of Phase 2.

B. Consideration of recommendation to award a contract for rebuilding of elevators at Oak Grove North and South.

C. Consideration of recommendation for the adoption of a new parking regulation concerning blocking of trash receptacles.

- D. Consideration of recommendation to renew the employment practices liability insurance policy with ERMA and to make payment of the annual premium.
 - E. Appointment of Commissioner Purvis-Allen to the Resident Advisory Board.
 - F. Presentation of a staff report on the status of improvements to scattered sites.
- VII. Recognition of people wishing to address the Commission.
- VIII. Written Communications.
- IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.
- X. Reports of Commission Committees.
- XI. Announcements by Commissioners.
- XII. Adjournment to Closed Session.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

Monday, July 21, 2008 following the Special Meeting

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

Purpose: Conference with its real estate negotiators regarding acquisitions of real property pursuant to California Government Code 54953.68.

Property: 707 and 711 Jefferson Street, 625 8th Street, and 730 Martin Luther King Jr. Way (St. Mary's), Oakland, California.

Owner: Catholic Diocese of Oakland, Negotiation Parties:

Owner: Frank Arthur, Bill Carr, and Robert Ligon of Tri Commercial Real Estate. Oakland Housing Authority: Jerry Suich, Real Estate Advisor and Philip Neville, Deputy Executive Director.

Property: 616-620 and 634 21st Street, and 635 22nd Street and 2100

**and 2126 Martin Luther King Jr. Way (St. Francis),
Oakland, CA. Owner: Catholic Diocese of Oakland, Negotiation
Parties: Owner: Frank Arthur, Bill Carr, and Robert Ligon of Tri
Commercial Real Estate Oakland Housing Authority: Jerry Suich,
Real Estate Advisor and Philip Neville, Deputy Executive Director.**

**Property: Park Village Apartments, located at 3761 Park Boulevard
Terrace in Oakland, CA. Owner: Mort Howard, Negotiation Parties:
Owner: Mort Howard, EAH: Al Bonnett, Oakland Housing Authority:
Philip Neville.**

**Purpose: Conference with Labor Negotiators pursuant to California
Government Code 84957.6.**

**Negotiation Parties: Authority Designated Representatives: Fran
Buchanan, Labor Consultant; Pamela Foster, Director of Human
Resources; Patricia Ison, Director of Property Operations; Carel
Duplessis, Acting Director of Property Operations; and Mark
Stephenson, Director of Leased Housing.
Employee Negotiators: Building and Construction Trades Council of
Alameda County, AFL-CIO; SEIU, Local 1021 (previously 1877 and
790); and OPEIU, Local 29.**

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Moses L. Mayne, Jr., Chair of the Commission

By _____
Secretary

cc: Legal Counsel and Mailing List