

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JULY 21, 2008

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to dbutler@oakha.org or by calling 510-874-1517]

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Chair Moses L. Mayne Jr., Greg D. Hartwig, Alfred Lee, Robert J. Pittman Jr., and Esther Purvis-Allen. Commissioner Ramon J. Terrazas was excused.

III. Approval of Minutes

Meeting of June 23, 2008

Commissioner Pittman moved approval of the minutes. Commissioner Hartwig seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were none.

V. Reports from Closed Session

There were none.

VI. New Business

A. Items related to the Redevelopment of Tassafaronga:

1. Consideration of recommendation for the award of 12 additional project-based vouchers.

Executive Director Jon Gresley, called upon Phil Neville, Deputy Executive Director of Real Estate Development, to give a brief overview. Mr. Neville provided a brief report. Following brief discussion, Commissioner Pittman moved approval of the recommendation. Commissioner Brown seconded and the Board voted unanimous approval.

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.

Phil Neville and Bridget Galka, Hope IV Program Manager, commented on the proposed work to be completed by Cahill. After a brief discussion, Commissioner Hartwig moved approval of the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

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.

After a staff report and brief discussion, Commissioner Lee moved approval of the recommendation. Commissioner Hartwig seconded and the Board voted unanimous approval.

4. Consideration of recommendation to authorize the Issuance of Tax-Exempt Bonds for the Construction of Phase 2.

Mr. Neville provided a brief report and answered questions. Following discussion, Commissioner Lee moved approval of the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

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

Phil Neville addressed the commission and questions and answered followed.

Commissioner Hartwig moved approval of the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

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

Chief Carel Duplessis gave a briefing on this item and questions and answers followed.

Commissioner Lee moved approval of the recommendation. Commissioner Hartwig seconded and the Board voted unanimous approval.

- D. Consideration of recommendation to renew the employment practices liability insurance policy with ERMA and to make payment of the annual premium.

Commissioner Hartwig moved approval of the recommendation.
Commissioner Brown seconded and the Board voted unanimous approval.

- E. Appointment of Commissioner Purvis-Allen to the Resident Advisory Board.
Commissioner Lee moved approval of the recommendation.
Commissioner Brown seconded and the Board voted unanimous approval.

Chair Mayne asked if any of the commissioners objected to permitting those wishing to address the commission to make their comments before the last item of new business. There being no objection, Chair Mayne moved the meeting to item VII. Recognition of People Wishing to Address the Commission.

VII. Recognition of People Wishing To Address the Commission

The following individuals addressed the commission:

Michelangelo Trujillo, *Just Cause Oakland*. Mr. Trujillo addressed the commission regarding the disposition plan.

Simone Johnson, *OHA employee*. Ms. Johnson addressed the commission regarding alleged harassment she experience while at the workplace.
Mr. Gresley asked that Pam Foster the Director of Human Resources speak with Ms. Johnson regarding her current matters.

The following OHA employees and union members addressed the commission regarding the current contract negotiations.

Alec Hiakateo, *OHA employee*. Mr. Hiakateo gave a handout to the commissioners.

Dwayne Hankerson, *OHA employee*

Daniel McGill, *OHA employee*

Elaine Banks, *OHA employee*

Lonetta Evans, *OHA employee*

Terry Keller, *Local 29 Business Representative*

Following the speakers, Chair Mayne asked to return to New Business, Item F.

- F. Presentation of a staff report on the status of improvements to scattered sites.
Phil Neville presented before and after pictures of five OHA scattered sites.
Mr. Neville provided an overview of redevelopment work at the various sites.

Eric Johnson, Deputy Executive Director for Property Operations, gave a briefing on the status of work orders being performed by staff of the Office of

Property Operations. Mr. Johnson explained that work orders were sufficiently reduced from 2,600 as May, 2007 to 396 at the present date. This is all in relations to interior improvements for OHA.

Mr. Gresley thanked his entire staff for their efforts, as well as their contributions to the overall success of the improvements to scattered sites.

VIII. Written Communications

Mr. Gresley called attention to two letters from the California Department of Housing and Community Development indicating awards of funds for Lion Creek Crossings and Tassafaronga.

He also drew attention to an e-mail from the San Francisco HUD office apologizing for a mistake published in their Region XI newsletter dated July 9, 2008.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

Mr. Jon Gresley noted the Monthly Status Report. Commissioner Lee requested the status report on public housing evictions be formatted differently. According to Commissioner Lee it is difficulty to distinguish items located in the *For Cause Evictions Section*. Mr. Johnson indicated that the report will be formatted differently in the future.

Mr. Gresley presented a brief oral report regarding the status of Rent Simplification.

Mr. Gresley referred to a memo regarding an application for the Disposition of Scattered sites. Both the relocation plan and the disposition application will be presented for the Commission's consideration at the September 22, 2008 Board of Commission meeting.

Mr. Gresley briefly mentioned five items related to a possible discussion/retreat of the commission to focus on governance. The five items were bylaws, committees - their charter and structure, board development, strategic planning, and communication. In the discussion that followed, it was agreed that the Executive Director should poll the commissioners in order to schedule a day-long retreat in the near future.

X. Reports of Commission Committees

XI. Announcements by Commissioners

Commissioner Pittman announced that he is still awaiting the Executive Director Evaluation report from all of the commissioners.

Chair Mayne announced he is seeking to form new committees. Chair Mayne believes it would be great if the new committee would team up with staff.

Chair Mayne also announced that he would like to form a retreat where staff and commissioners come together to create an outlook for the upcoming year.

XII. Adjournment

The meeting was adjourned to closed session at 9:58 p.m.

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened an Annual Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 10:10 p.m. in the Commissioners' Room first floor.

Commissioners present were Joe L. Brown, Chair Moses L. Mayne Jr., Greg D. Hartwig, Alfred Lee, Robert J. Pittman Jr., and Esther Purvis-Allen. Commissioner Ramon J. Terrazas was excused.

- 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.

- 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.

IV.

Adjournment

The meeting was adjourned at 11:30 p.m.

Chair

Secretary