

Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, October 24, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, October 24, 2017 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:10 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Rueben Scott, Vice Chair
 Steven Bedrosian
 Caine Christensen
 Virna Santos

ABSENT: Karl Johnson
 Stacy Vaillancourt

The meeting was called to order at 5:10 p.m. by Board Vice Chair, Commissioner Sablan of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Stacy Sablan, Vice Chair
 Venilde Miller
 Mary G. Castro
 Nikki Newsome
 Cary Catalano

ABSENT: Jim Petty, Chair
 Joey Fuentes

Also, in attendance were the following Preston Prince, CEO/Executive Director and Lauren Layne, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Item number 4 Close Session “Public Employment Pursuant to Government Code §54597” on the agenda was moved to item number 13 on the agenda. The “Public Employment Pursuant to Government Code §54597” will be the first item on discussion.

***CITY MOTION:** Commissioner Bedrosian moved, seconded by Commissioner Santos to approve the agenda as amended.*

***MOTION PASSED:** 4-0*

***COUNTY MOTION:** Commissioner Newsome moved, seconded by Commissioner Miller to approve the agenda as amended.*

***MOTION PASSED:** 5-0.*

3. PUBLIC COMMENT

There were no public comments.

4. CLOSED SESSION

- a. PUBLIC EMPLOYMENT
Pursuant to Government Code §54597

This item was moved to item number 13 on the agenda.

5. REPORT ON CLOSED SESSION ITEMS

This item was moved to item number 13 on the agenda.

6. COMMISSIONERS' REPORT

- a. General Report(s)

Commissioner Castro briefly reported on October 23, 2017 meeting at the Mayor’s office. Mr. Prince briefly discussed the Meeting. He stated it was an introduction to the Mayor of the Housing Authority’s work. The Mayor discussed working with the City Board. The City Board talked about their vision on work force development, Downtown revitalization, homelessness, community revitalization and job creation. Also, Commissioner Castro discussed how the Housing Authority can be involved with future projects in the community.

Commissioner Sablan thanked Commissioner Castro for representing the County Board.

Commissioner Sablan talked about her participation at the CLAPHA meeting.

Commissioner Santos reported on her meeting with Girl Scouts Board President Keith Pretzer and Fresno Housing Authority Chief of Staff, Angie Nguyen.

In addition, they discussed the article she wrote for the New York Times, "Expanding Girl Scouts troops to the Housing Authorities and shelters."

b. Report of the Ad-Hoc Committee on Bylaw Revisions

Commissioner Sablan reported on the Ad-Hoc Committee on Bylaw meeting. She stated for the County Board the attendees were Commissioner Sablan and Commissioner Catalano. For the City Board the attendees were Commissioner Virna Santos and Commissioner Caine Christensen. Other attendees included, Ms. Tammy Townsend, Ms. Tiffany Mangum, and the Legal Counsel.

The recommendation of the Committee was that there is no need to revise the bylaws, specifically the provision outlining the duties of for the Executive Committee.

c. Amending the November 2017 Meeting Date

Reverent Scott arrived the Board Meeting at 5:19pm.

Mr. Prince recommended that the Boards move the November Board meeting from November 14th to November 28th.

Ms. Tracewell Hanrahan stated the possibility of Special Board Meeting for the month of November 2017 for TCC. In addition, it is expected a closing for Magill the first part of December 2017.

Mr. Preston Prince announced the following:

- Commissioner Newsome is getting married, he congratulated Commissioner Newsome.
- Holiday Dinner- Mr. Prince stated the Fresno Housing Authority will be sending tentative date for the Holiday Dinner.

7. CITY NOMINATION FOR BOARD CHAIR AND VICE CHAIR FOR 2018-2019

This item was moved before close session item number 12.

8. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated.

9. CONSENT AGENDA

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the minutes of September 21, September 22, and September 26, 2017
- b. Consideration of the 2018 Agency Calendar
- c. City: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2017
- d. County: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2017
- e. Consideration of the Time Away From Work Policy
- f. Consideration to Approve the Application Submission the HUD -- Veterans Affairs Supportive Housing Program
- g. Consideration of Contract Renewal for Associated Entity Audits – Novogradac
- h. Consideration of Contract Renewal for Housing Authority Audits – Davis Farr
- i. Consideration of Assigned Designee(s) on behalf of the CEO/Executive Director

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Bedrosian to approve the consent agenda.*

MOTION PASSED: *5-0*

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Newsome to approve the consent agenda.*

MOTION PASSED: *5-0*

10. INFORMATIONAL

- a. Resident Services Presentation – Centro La Familia

Margarita Rocha Executive Director and Vanessa Sandoval Health and Wellness Manager: Behavioral Health provided a brief presentation about Centro La Familia Advocacy Services.

- b. Update on the 2018 Agency Budget Process

Ms. Tammy Townsend presented on this topic.

- c. Blackstone-Simpson Development Update

Ms. Christina Husbands presented on this topic.

- d. Real Estate Development Update

Ms. Christina Husbands presented the Real Estate Development Update.

11. ACTION

- a. Consideration of Mortgage Portfolio Sale – Sierra Pointe

Mr. Michael Duarte presented on this item.

Commissioner Sablan informed that Fresno Housing Authority deals with Deeds of Trust not “Mortgage,” per our General Counsel recommendation it was recommended to change “Mortgage” language on the resolution to “Deeds of Trust.”

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Christensen to approve Deeds of Trust Portfolio Sale – Sierra Pointe and to amend the resolutions with the correct language.*

MOTION PASSED: *5-0*

COUNTY MOTION: *Commissioner Newsome moved, seconded by Commissioner Catalano to approve Deeds of Trust Portfolio Sale – Sierra Pointe and to amend the resolutions with the correct language.*

MOTION PASSED: *5-0*

- b. Consideration of the Cross-Use Agreement -- Magill Terrace

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Scott to approve the Cross-Use Agreement – Magill Terrace.*

MOTION PASSED: *5-0*

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Newsome to approve the Cross-Use Agreement – Magill Terrace.*

MOTION PASSED: *5-0*

- c. Consideration of Amended Funding Commitment – Trailside Terrace (Paseo 55 – Reedley, CA)

Mr. Michael Duarte presented on this item.

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Santos to approve the Amended Funding Commitment – Trailside Terrace (Paseo 55 – Reedley, CA).

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Castro to approve the Amended Funding Commitment – Trailside Terrace (Paseo 55 – Reedley, CA).

MOTION PASSED: 5-0

12. CITY NOMINATION FOR BOARD CHAIR AND VICE CHAIR FOR 2018-2019

Commissioner Jones would like to be considered as City Chair for 2018-2019.

Commissioner Christensen would like to be considered as City Vice Chair for 2018-2019.

13. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- Mr. Prince thanked everyone who joined the Fresno Housing Authority at the "All Staff Event" at the Fresno State homecoming game and festivities.
- Mr. Prince briefly talked about the Purpose Built Event Communities Briefing.
- Mr. Prince advised the Boards of Commissioners that Ms. Barbara Poppe, the former Executive Director of the United States Interagency Council on Homelessness, will be visiting the Fresno Housing Authority on 11/7-11/9/2017. There will be special meeting of the Boards of Commissioners at noon on 11/8/2017. This will give the Boards the opportunity to meet Barbara Poppe and talk about the Housing Authority's continued role and work in homelessness.
- The CA Apartment Association had their annual Mark of Distinction awards. Mr. Prince acknowledge those nominees and their hard work to ensure the Fresno Housing Authority is well represented. Mr. Prince announced the Fresno Housing Authority won for new development of the year for the Fenix @ Calaveras development.
- Mr. Prince congratulated the City Board Chair Adrian Jones for 10 years of service on the Board of Commissioners. In addition, next month the County Board Chair Jim Petty makes 25 years on the Board.

Also, Mr. Prince presented the new hires and promotion.

- New hires: Mathew Falcon, HR Intern; Samuel Zamora, Maintenance Technician; Cesar Morales, Maintenance Technician; Brigido Deleon, Maintenance Technician and Jesse McIntyre, Property Specialist II.
- Promotions: Tiffany Chavarria, Assistant Manager-Homeless Initiatives and Mary Helen Caggianelli, Assistant Manager – Resident Services.

14. CLOSE SESSION

The Board went into closed session at approximately 6:50pm.

- a. PUBLIC EMPLOYMENT
Pursuant to Government Code §54597
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 2550 W Clinton Ave, Fresno, CA 93705 (APNs: 442-081-026)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority and Mental Health Systems, Inc.
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 555 W. California Ave., Fresno, CA
(APN: 477-040-73)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority and Capitol Rivers, Inc.
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 555 W. California Ave., Fresno, CA
(APN: 477-040-73)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority and Food Commons Fresno
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1505 Santa Clara Street, 1553 Santa Clara Street, F Street and G Street, Fresno, CA
(APNs: 467-082-32, 467-082-31, 467-082-26T and 467-082-24T)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority and Lance-Kashian & Co. on behalf of the Fresno Rescue Mission
Under negotiation: Price and Terms
- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 731 California Ave., Fresno, CA
(APN: 467-246-01T)

Agency negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority and Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno

Under negotiation: Price and Terms of Sale

g. CONFERENCE WITH LABOR NEGOTIATORS (§54957.6)

Agency designated representatives: Preston Prince, Tammy Townsend, Emily De La Guerra, Scott Fetterhoff, Summer Nunes, Michael Duarte

The Boards returned to open session at approximately 8:40p.m. There was no action to report at this time.

15. REPORT ON CLOSED SESSION ITEMS

Mr. Kiel Schmidt briefly presented on item 13c on the agenda. Mr. Schmidt stated he represents the Food Commons Fresno Community Corporation. In addition, he discussed his participation in the TCC meeting process.

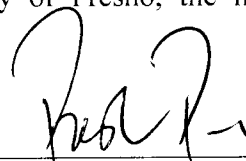
He briefly presented the background on his company. He stated his desire to build and expand a distribution center with a front grocery store in South East Fresno that has a production Kitchen.

Mr. Schmidt is looking forward to the opportunity of partnering with the Fresno Housing Authority property located on Fruit and California.

There was no other closed session business to report.

16. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 8:41 p.m.



Preston Prince, Secretary to the Boards of Commissioners