

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

Tuesday, October 22, 2019

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 22, 2019 at Cedar Courts, located at 4430 East Hamilton Avenue, Fresno, California.

1. The regular meeting was called to order at 5:08 p.m. by Board Chair, Commissioner Adrian 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
 Caine Christensen, Vice Chair
 Sharon Williams
 Ruby Yanez
 Terra Brusseau

ABSENT: Rueben Scott
 Stacy Vaillancourt

The meeting was called to order at 5:08 p.m. by Board 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, Chair
 Mary G. Castro, Vice Chair
 Cary Catalano
 Valori Gallaher
 Joey Fuentes

ABSENT: Nikki Henry

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Brusseau, to approve the agenda as posted.*

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Gallaher, to approve the agenda as posted.

MOTION PASSED: 4-0

3. PUBLIC COMMENT

There were no public comments at this time.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

5. CITY: NOMINATIONS FOR BOARD CHAIR AND VICE CHAIR FOR 2020-2021 BIENNIAL

Ken Price, General Counsel, presented on this item.

Adrian Jones expressed her interest for Board Chair for 2020-2021 Biennial.

Cain Christensen has expressed his interest for Vice Chair for 2020-2021 Biennial.

6. 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 24, 2019
- b. Consideration of Contract Renewal – Davis Farr
- c. Consideration of Contract Renewal – Novogradac
- d. Consideration of Contract Award for Architectural Services – Solivita Commons (Clovis)
- e. Consideration of Funding Application Submissions – Chinatown Project
- f. Consideration of Contract Award for Architectural Services – Linnaea Villas (*formerly Kingsburg Seniors Project*)
- g. Consideration of Funding Application Submissions – Linnaea Villas (*formerly Kingsburg Seniors Project*)
- h. Consideration of Contract Award for Architectural Services – The Villages at Broadway (*formerly Econo Inn*)

CITY MOTION: Commissioner Williams moved, seconded by Commissioner Yanez to approve the consent agenda items as posted.

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the consent agenda items as posted.*

MOTION PASSED: 4-0

7. INFORMATIONAL

a. Resident Empowerment Overview – Fresno Metro Ministry

Doreen Eley, Senior Manager, introduced Keith Berthold, Executive Director of Fresno Metro Ministry, who presented on this item. Mr. Berthold discussed his community garden program that would provide our residents with fresh and nutritious foods. He announced the opening of the community garden called Yoville, that occurred three weeks prior.

b. Update on the Agency 2020 Goals and Budget Development

Emily De La Guerra presented on this item.

County Chair, Stacy Sablan, arrived at, approximately, 5:25 pm.

Publicly speaking under this topic were the following:

Mr. Eric Payne, Executive Director of the Central Valley Urban Institute, discussed that, as it relates to the participatory budgeting process, he thinks there is a clear difference between the agency's responsibility around public housing properties in the budget process. He believes that, in the spirit of recommendation for participatory budgeting, we should choose to be inclusive of all HCV and public housing residents, as well as those of mixed finance properties. He mentions that he is a little alarmed to learn that it's a different process. Mr. Payne also mentions that we are in October and are 9 days away from a November outreach process. He mentions that many of the residents have been identified to be included in that process. Mr. Payne mentions that he isn't fully aware if all the residents are aware of this process taking place. He mentions that he does have some concerns that are centered around the participatory budgeting process. He thinks it does need to be a shared democracy on how we serve and listen to our residents, and figuring out what those needs are.

c. Real Estate Development Update

Tracewell Hanrahan, Deputy Executive Director, and Michael Duarte, Director of Planning & Development, presented on this item.

City Vice Chair, Caine Christensen, left at, approximately, 5:50 pm.

8. COMMISSIONERS' REPORT

Commissioner Jones discussed her unsuccessful run for the NAHRO Vice Chair position. She wanted to thank the Boards and Agency for their efforts in trying to reach that goal. Commissioner Jones mentioned discussion of the transition report. She mentioned the Alpine President wanted to thank the entire leadership for their advocacy efforts in achieving the goals of the updated Commissioner handbook and advocacy letter that have been sent out. She discussed the types of communication tools used by Commissioners to connect on a national level. She also mentioned how Committee members can affect lasting change for policy making. Commissioner Jones talked about the importance of knowing the language of the policy on Section 3. She discussed if how we are advocating for families is intentional or relevant. She advised the Boards to connect with our legislators on a regular basis and reach out to local service clubs, such as Lions Clubs or Rotaries. Additionally, Commissioner Jones discussed how our biggest push is going to be in advocating programs for our residents because we are not getting the funding that we need.

Commissioner Sablan mentioned the Granville-Teague Community Center groundbreaking, in which partners came together to tie ribbons at the small ceremony.

Commissioner Williams talked about the Women's conference at Parc Grove. She mentioned that she attended the Bitwise class that talked about training, as she enjoyed the fellowship and interaction with other women.

Commissioner Yanez also talked about attending the Women's Conference at Parc Grove. She mentioned her enjoyment in getting to know and interact with more people.

Commissioner Fuentes wanted to thank Fresno Housing for doing a great job. He reminisces to the time when he would be around these types of properties in the 80s. He mentioned that there have been positive changes that he did not think would have been possible.

Commissioner Gallaher expressed her enjoyment hosting board meetings at off-site locations to see the progress we are making.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince shared his experience of being a part of Aspen Institute's expanding prosperity collaborative. Mr. Prince mentioned that the day prior, he was in Washington D.C. creating a new agenda for public housing for the Urban Institute. He also mentioned that next week, he will be traveling to Chicago for another Urban Institute convening to look at housing from the national perspective.
- Mr. Prince welcomed the boards to Cedar Courts.
- Mr. Prince discussed the Groundbreaking at Yoville
- 2nd opening at Bridges at Florence

- It was announced that there will be solar power being installed in 5 properties containing 300 units in West Fresno.
- Kick-off with Ivy group for DEI starting next week
- Mr. Prince reminded the boards that the “Evicted” Exhibit of Matthew Desmond will have the grand opening on Nov. 7th at 4:30 pm at the Fresno Public Library, as well as a lecture by Matthew Desmond at 6:30pm at Warnor’s Theater. Mr. Prince also mentioned how Fresno Housing has reached out to National Building Museum to get them to come to Fresno for the “Evicted” Exhibit.
- Speaker, Jeff Olivet, will speak at the all staff event on December 3rd, 2019 and speaker, Richard Rothstein will speak at the all staff event on February 6th, 2020
- Our newest hire is Sevag Jierian as Development Finance Manager
- Our newest promotions are: Jeffrey Rasbeary, Maintenance Technician (promoted from Maintenance Assistant), Stephanie Nunez, Senior Analyst – Quality Assurance (promoted from Quality Assurance Coordinator – HMD), Dave Brenner, Senior Development Analyst – Special Projects (promoted from Community Development Analyst)

Publicly speaking under item 10b were the following:

Cliff Tutelian, CEO at Tutelian & Co., wanted to follow up on the letter that was sent to the Boards the previous week. He discussed the historical vibrancy to downtown and renew his commitment to downtown. He discussed his experience in the development of housing and commercial spaces like the Civic Center Square, where he has also done previous work. Mr. Tutelian discussed his friendship with Mr. Preston Prince, which he believes, for political reasons, has deteriorated. He affirmed his willingness to work with the Housing Authority and with Mr. Prince, to no avail. He expressed his many attempts to work with Mr. Prince over 4 years, and has since decided to go to the Boards, requesting a fair opportunity to be heard and considered. Mr. Tutelian mentions that he is in the development business and works closely with downtown projects. He further stated the following: his work on the Broadway and Stanislaus Building (Kepler School), restoring the 1401 Fulton Street building, and on the Civic Center Square. After spending time, effort and money with the City’s Administration and Police Department, of which he states, Mr. Prince chose not to be a part. Further, he asks the Boards to hear and entertain his offer to purchase the parking lot located at 1331 Fulton Street, Fresno, CA 93721, and participate in further dialogue on the matter, by creating a sub-committee to negotiate, collaborate and partner with him on this matter. He mentions that he has lenders in line, is in dialog and serious negotiations, is an approved qualified developer with CVS, and a timeframe where they can start within the next 15-24 months. Mr. Tutelian further promised that his project will not only benefit downtown and south west communities, but will also attract from other communities, bring the stability of discretionary income, and further engage improvements in the neighborhood.

Barigye McCoy, lifetime resident of Southwest Fresno, advocated for Clifford Tutelian and his effort to purchase the parking lot located at 1331 Fulton Street, Fresno, CA 93721. He wanted to acknowledge the great work, both the Fresno Housing Board and staff have contributed to the County of Fresno and the cities surrounding. He states that the conception of the project

started in 2007. He mentions that they have had some serious struggles trying to negotiate a deal with Mr. Prince to meet Downtown Fresno development needs. He mentions that they were given an exclusive negotiating agreement in December 2018. He states that they have been attempting to engage with Fresno Housing since the beginning of 2015, and have recently met on October 8th, 2019 at the Mayor's office. During the meeting, they gave their proposal to purchase the parking lot, located at 1331 Fulton Street, for market rate value in exchange for an equal amount of parking (free of rent), aside from the new parking lot structure for all Fresno Housing Authority employees.

Miguel Arias, City Council Vice President, wanted to acknowledge that the Fresno Housing administrative team has been an excellent experience to work with. He stated that any project that Fresno Housing brought forward in their district, would have to include community input, engagement, and to keep the same amount of standards. He advocated for District 6, which is in need of a Housing Authority project. He stated that it would make it easier to discuss affordable housing policies when every council member gets to experience these types of projects vs. the false narrative of poor people coming to the neighborhoods. Lastly, he discussed item 10b. In his experience, development projects were given out "like candy" in the past, but no one paid attention to if those developers followed through. As a result, he has seen a lot of developers that ended up land banking properties that could have easily been developed. He mentions that we are in the peak of economic activity in the country. He wanted to make it clear, that whatever the Boards decide, they will continue to hold Fresno Housing to the same standard of the past - that the community would be involved in the development of these projects; that it would be a quality project that serves everyone; and it wouldn't result in land banking property that could otherwise be used for a community benefit.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:03 p.m.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 416-040-09; 130 W. Barstow Ave., Fresno, CA 93704
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Gary R. Perez
Under Negotiation: Price and Terms

- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 466-206-56-T; 1331 Fulton Street, Fresno, CA 93721
Agency Negotiator: Preston Prince, Tracewell Hanrahan, Michael Duarte, and Ken Price
Negotiating Parties: Fresno Housing Authority; Tutelian & Co.
Under Negotiation: Price and Terms

- c. PUBLIC EMPLOYEE EVALUATION
Title: CEO/Executive Director

The Boards returned to open session at approximately 8:30 p.m.

11. REPORT ON CLOSED SESSION

There were no items to report at this time for items a and c.

Action on closed session item 10b was as follows:

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Williams that the parking lot at 1331 Fulton is not for sale and when/if the lot is for sale, Mr. Tutelian will be notified.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher that the parking lot at 1331 Fulton is not for sale and when/if the lot is for sale, Mr. Tutelian will be notified.

MOTION PASSED: 5-0

12. ACTION

a. Consideration of Property Acquisition – 130 W. Barstow Ave.

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the property acquisition – 130 W. Barstow Ave.

MOTION PASSED: 5-0

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the property acquisition – 130 W. Barstow Ave.

MOTION PASSED: 4-0

b. Consideration of Funding Commitment – 130 W. Barstow Ave.

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the funding commitment – 130 W. Barstow Ave.

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Brusseau to approve the funding commitment – 130 W. Barstow Ave.*

MOTION PASSED: *4-0*

13. 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 8:34 p.m.



Preston Prince, Secretary to the Boards of Commissioners