

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

Tuesday, August 25, 2020

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, August 25, 2020, via teleconference.

1. The regular meeting was called to order at 5:01 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
 Caine Christensen, Vice Chair
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt
 Terra Brusseau

ABSENT: None

The regular meeting was called to order at 5:01 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
 Nikki Henry
 Valori Gallaher

ABSENT: Joey Fuentes

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)

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

MOTION PASSED: 5-0

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

There was no public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest presented at this time.

5. CONSENT AGENDA

- a. Consideration of the Minutes of June 23, 2020 (*continued from the July 28, 2020 Board Meeting*)
- b. Consideration of the Minutes of July 28, 2020
- c. Consideration of Property Acquisition – City of Huron, CA
- d. Consideration of Rental Assistance Demonstration (RAD) Conversion - Wedgewood Commons (Sanger, CA)
- e. Consideration of Funding Application and Entity Formation for Multifamily Housing Program (MHP) Grant – Firebaugh Family
- f. Consideration of Funding Application and Entity Formation for Multifamily Housing Program (MHP) Grant – Huron Family
- g. Consideration of Funding Application for City of Fresno HOME Funds – Chestnut/Alluvial

Public Comment:

A written comment from David Perez:

“As a resident in Fresno, I urge and demand that fellow citizens not have their voices censored or silenced. Please vote that we, the people, are able to participate in the democratic process by having our voices heard.”

A written comment from Natasha Moiseyev:

“Hello, as an attorney and a citizen, I am alarmed at the idea that the board would entertain the idea of censoring the minutes of a public board meeting because public comments contained are unflattering or unpleasant. In a democracy, many voices and viewpoints are heard. The Sunshine Law support that principle. Censoring the minutes would be anti-democratic and would, in effect, falsify the records so that that future citizen who undertook to examine the history of the debate would not have the accurate and complete record. The way to handle this was either to tell the speakers to maintain decorum by expressing their views or to adopt the accurate minutes with a statement of disagreement or disapproval of the tone or language used to express the opposition. People already distrust government enough. Please, don’t give use another empirical reason to do so. Sincerely, Natasha Moiseyev from Fresno.”

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

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Williams to approve the consent agenda item.*

MOTION PASSED: 6-0

6. INFORMATIONAL

- a. Update on Brierwood Limited Partnership
Emily De La Guerra, Director of Finance and Administration, presented on this item.
- b. Diversity, Equity, and Inclusion Overview
Preston Prince, Chief Executive Officer, presented on this item.
- c. Overview of the HomeKey Program – State of CA
Michael Duarte, Director of Real Estate Development, presented on this item.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, stated that all the information with the DEI work was overwhelming. He intends to send a letter with their,

Central Valley Urban Institute's, position. He was thankful for the partnership with Fresno Housing and with the hiring of a Chief Diversity Officer.

- d. California Avenue Neighborhood (CAN) Update
Tiffany Mangum, Project Manager/Executive Operations Manager, presented on this item.

Public Comment:

Eric Payne, strongly supported this item. He is thankful for Tiffany Mangum, Project Manager/Executive Operations Manager, and Tracewell Hanrahan, COO/Deputy Executive Director, for doing a great job coordinating these efforts, getting a strong focus on the people aspect, and getting community partners and resident leaders to the table.

7. ACTION

- a. Consideration of Submission of Funding Application – Choice Neighborhood Initiative (West Fresno)

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Catalano to approve the Submission of Funding Application – Choice Neighborhood Initiative (West Fresno).

MOTION PASSED: 5-0

CITY MOTION: Commissioner Christensen moved, seconded by Commissioner Brusseau to approve the Submission of Funding Application – Choice Neighborhood Initiative (West Fresno).

MOTION PASSED: 6-0

- b. Consideration of Planning Coordinator Contract – Choice Neighborhood Initiative (West Fresno)

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Planning Coordinator Contract – Choice Neighborhood Initiative (West Fresno).

MOTION PASSED: 5-0

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Williams to approve the Planning Coordinator Contract – Choice Neighborhood Initiative (West Fresno).

MOTION PASSED: 6-0**8. COMMISSIONERS' REPORT**

Commissioner Jones wanted to remind the Boards about going onto the NAHRO Advocacy Center and sending out the letters of support.

9. EXECUTIVE DIRECTOR'S REPORT

- School supplies were given out to 400 Housing Choice Voucher kids on August 22, 2020.
- Over 100 applications for Education Advancement Scholarship.
- Virtual Staff Event on September 1, 2020 at 8:30 am.
- Next Board Retreat will be on September 15, 2020.
- Virtual Groundbreaking of Monarch @ Chinatown on September 9, 2020.
- Promotions
 - o Clara Cruz Zurita, Accounting Specialist (promoted from Accounting Assistant)

10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 6:32 pm.

- a. **PUBLIC EMPLOYEE EVALUATION**
Title: CEO
- b. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Government Code § 54954.5(b))
Property: 1254 Fulton Street, Fresno, CA 93721
(APN: 466-154-14)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Michael G. Marderosian
Under negotiation: Price and Terms
- c. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Government Code § 54954.5(b))
Property: 1101 N Parkway Drive, Fresno, CA 93728
(APN: 449-270-41)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Day's Inn of Fresno Partnership

Under negotiation: Price and Terms

- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1240 Crystal Avenue, Fresno, CA 93728
(APN: 449-232-02 & 449-232-01)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Adinath Hospitality
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 777 N Parkway Drive, Fresno, CA 93728
(APN: 449-335-19 & 449-342-01)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Shrigi, Inc.
Under negotiation: Price and Terms
- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1415 W. Olive Ave, Fresno, CA 93728
(APN: 449-270-56)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Akshar, Inc.
Under negotiation: Price and Terms
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 36010 S. Lassen Ave., Huron, CA 93234
(APN: 075-110-16S)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Patel Avni
Under negotiation: Price and Terms

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 8:11 pm.

County Chair Sablan stated that there was no action to report from Closed Session.

12. ACTION

- a. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Day’s Inn

***COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Castro to Ratify Project Homekey Application and Purchase Agreement – Day’s Inn.*

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

***CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Yanez to Ratify Project Homekey Application and Purchase Agreement – Day’s Inn.*

***MOTION PASSED:** 6-0*

- b. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Alamos Motel (Huron)

***COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Castro to Ratify Project Homekey Application and Purchase Agreement – Alamos Motel (Huron).*

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

***CITY MOTION:** Commissioner Christensen moved, seconded by Commissioner Vaillancourt to Ratify Project Homekey Application and Purchase Agreement Alamos Motel (Huron).*

***MOTION PASSED:** 6-0*

- c. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Welcome Inn

***COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Henry to Ratify Project Homekey Application and Purchase Agreement – Welcome Inn.*

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

***CITY MOTION:** Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to Ratify Project Homekey Application and Purchase Agreement – Welcome Inn..*

***MOTION PASSED:** 6-0*

- d. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Motel 99

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to Ratify Project Homekey Application and Purchase Agreement – Motel 99.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to Ratify Project Homekey Application and Purchase Agreement – Motel 99.*

MOTION PASSED: 6-0

- e. Consideration to Ratify Project HomeKey Application and Purchase Agreement – Parkside Inn

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Castro to Ratify Project Homekey Application and Purchase Agreement – Parkside Inn.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Brusseau to Ratify Project Homekey Application and Purchase Agreement – Parkside Inn.*

MOTION PASSED: 6-0

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 8:22 p.m.



Preston Prince, Secretary to the Boards of Commissioners