

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

Tuesday, September 22, 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, September 22, 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
 Stacy Vaillancourt
 Terra Brusseau
 Sharon Williams
 Ruby Yanez

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
 Joey Fuentes
 Cary Catalano
 Nikki Henry
 Valori Gallaher
 Edugiben Ortiz

ABSENT: None.

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)

Ken Price, General Counsel, announced a need to amend the agenda to add items 10c, Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-232-02), and 12b, Execution of Agreement with the HCD and all associated activities.

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

MOTION PASSED: 7-0

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

MOTION PASSED: 4-0

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 August 19, 2020 and August 28, 2020
- b. Consideration of the Amended Conflict of Interest Code
- c. Consideration of Contract Award for Annual Certifications Administration – Quadel Consulting
- d. Consideration of Contract for HVAC Improvements – Monte Vista
- e. Consideration of Contract for Roofing Upgrades – Monte Vista
- f. City: Consideration of Application Submission – Mobility Demonstration (HUD)
- g. County: Consideration of Application Submission – Mobility Demonstration (HUD)
- h. Consider of Property Sale – Home Ownership Program (HOP) Homes
- i. Consideration of Submission of Rental Assistance Demonstration Application – San Joaquin, CA
- j. Consideration of Submission of Rental Assistance Demonstration Application – Pacific Gardens (Fresno)

k. Consideration of the Amended Resolutions – HomeKey Program

Commissioner Brusseau and Commissioner Williams arrived at 5:06 pm.

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

MOTION PASSED: 7-0

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

MOTION PASSED: 6-0

6. INFORMATIONAL

a. Diversity, Equity, and Inclusion Plan Update and Discussion

Tiffany Mangum, Project Manager/Executive Operations Manager, presented on this item.

b. 2021 Federal and Agency Budget Update

Emily De La Guerra, Director of Finance and Administration, presented on this item.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, wanted to know the mechanics regarding staff's presentation around resident engagement efforts for the public participatory budget process. He asked staff to present information on its plans to engage residents in a participatory budget process during next month's regularly scheduled board meeting. He asked staff on how they plan on engaging both public housing and Section 8 voucher recipients in this process. He looks forward to having further conversations with staff around prioritizing the needs that have been expressed during past meetings by community stakeholders and residents.

c. Update on Elderberry Senior Apartments Limited Partnership

Juan Lopez, Finance Manager, presented on this item.

d. Real Estate Development Update

Tracewell Hanrahan, Deputy Executive Director, presented on this item.

7. ACTION

- a. County: Consideration to Receive and File the 2019 Annual Audited Basic Financial Statements

Nicole Diaz, Controller, and Dean Votava, of Davis-Farr LLC, presented on this item.

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to receive and file the 2019 Annual Audited Basic Financial Statements – County.*

MOTION PASSED: 7-0

- b. City: Consideration to Receive and File the 2019 Annual Audited Basic Financial Statements

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Williams to receive and file the 2019 Annual Audited Basic Financial Statements – City.*

MOTION PASSED: 6-0

8. COMMISSIONERS' REPORT

Commissioner Catalano announced that private residents have been working together over the last 7 months to raise over \$1 million to replace the tough sheds that have been in place for 20 years in downtown Fresno. They will commence replacement of the sheds tomorrow, Wednesday, September 23, at 11:00 am. The replacement sheds are habitable and humane shelters with climate control and electricity. He thanked staff for the work on the grant that was recently awarded.

9. EXECUTIVE DIRECTOR'S REPORT

- Virtual Groundbreaking of Monarch @ Chinatown was on September 9, 2020.
- Promotions
 - o Edgar Rodriguez Villeneuve, Senior System Administrator (promoted from Database Administrator and Report Writer)

Commissioner Castro left the meeting at 6:30 pm.

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
Property: 1240 Crystal Avenue, Fresno, CA 93728
(APN: 449-232-02)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Adinath Hospitality
Under negotiation: Price and Terms

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 6:38 pm.

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

12. ACTION

- a. Consideration of the Purchase and Sale Agreement – 1254 Fulton Street, Fresno, CA 93721

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the purchase and sale agreement – 1254 Fulton Street, Fresno, CA 93721.*

MOTION PASSED: 5-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Yanez to approve the purchase and sale agreement – 1254 Fulton Street, Fresno, CA 93721.*

MOTION PASSED: 5-1

Commissioner Brusseau voted no.

b. Acquisition of Motel 99 and Execution of Homekey Documents.

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve acquisition of Motel 99 and Execution of Homekey Documents.

MOTION PASSED: 6-0

CITY MOTION: Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve acquisition of Motel 99 and Execution of Homekey Documents.

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 6:45 p.m.



Preston Prince, Secretary to the Boards of Commissioners