

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

Tuesday, April 28th, 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, April 28, 2020, via teleconference.

1. The regular meeting was called to order at 5:06 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
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt
 Terra Brusseau

ABSENT: Caine Christensen, Vice Chair

The regular meeting was called to order at 5:06 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)

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

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

Eric Payne, Executive Director of Central Valley Urban Institute, wanted to thank the agency for its role in transformational leadership during the current pandemic for the many residents served within the City and the County of Fresno. He stated that there is deep concern, due to the Legislative Administrative Office (LAO) confirming that the state of California is in a recession. The LAO gave three-year budget projections that are very alarming for public agencies. He stated that this agency, over the course of the next few budget cycles, would possibly be faced with potential budget cuts. He wanted to ensure those budget cuts would not be impacted by HAP payments, delayed maintenance requests, or essential programming. He acknowledged that staff has been doing all that they can on the ground during this process. He has seen Fresno Housing staff, from Bridges at Florence, feeding the Senior Citizens in the community. He stated it was remarkable to see the unity that people are displaying during this pandemic. As we look at public participation, he recognized the value of the call in number but he believed there are other platforms that could be utilized. He stated that this is the first public meeting where he did not have the visual context of the Board Meeting. He stated that it brings up a number of challenges to the general public when informational items are presented and need to be referenced. He hoped the Boards would consider adding this option for future meetings.

Julie Dudley Najieb, Board Chair of the San Joaquin Valley African American Historical and Cultural Museum, wanted to extend their continued support of the Fresno Housing Authority. As the agency tries to upgrade properties on the behalf of the community, she wanted to remind the agency of their presence and their willingness to help with the community support and outreach to surrounding communities. She stated that perhaps there are future engagements they can participate in. On behalf of the Board of Directors of the African American Museum, they appreciate the continued amicable support from the Housing Authority and Preston Prince.

Lakisha, Jack Kelly's granddaughter, wanted to publicly state a long time issue regarding the African American Museum. She stated that the African American Museum is a public non-profit organization and that neither the community nor the Kelly family is aware of any proposed sale of the museum property. She stated that she does not support the sale of the African American Museum and will do anything in their power to prevent the sale of the African American Museum.

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 March 17, 2020
- b. Consideration of Acceptance of the 2019 Operations and Housing Assistance Payments Budget & Leasing Results
- c. Consideration of the 2020 Annual Salary Schedule
- d. Ratification of the Temporary COVID-19 Emergency Leave Policy
- e. Consideration of General Construction/Construction Management Award – Barstow Commons
- f. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Program – City of Clovis

Commissioner Brusseau requested to pull items 5e & 5f for discussion.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Brusseau to approve consent agenda items 5A-D.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve consent agenda items 5A-D.

MOTION PASSED: 5-0

A discussion ensued on Consent Agenda Items 5E and 5F.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Williams to approve consent agenda item 5E.

MOTION PASSED: 4-1

Commissioner Brusseau voted no.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve consent agenda item 5E.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve consent agenda item 5F.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Yanez to approve consent agenda item 5F.*

MOTION PASSED: 4-1

Commissioner Williams voted no.

6. INFORMATIONAL

- a. Agency Operational Update – COVID – 19

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

- b. Real Estate Development Pipeline Update

Michael Duarte, Director of Real Estate Development, presented on this item.

7. ACTION

- a. Consideration of Increase to Pre-Development Loan from the Housing Relinquished Fund Corp. - General

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the increase to pre-development loan from the HRFC – General.*

MOTION PASSED: 4-1

Commissioner Brusseau voted no.

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the increase to pre-development loan from the HRFC – General.*

MOTION PASSED: 5-0

- b. Consideration of Increase to Loan from the Housing Relinquished Fund Corp. - Chinatown

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt to approve the increase to loan from the HRFC – Chinatown.*

MOTION PASSED: 4-1

Commissioner Brusseau voted no.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Castro to approve the increase to loan from the HRFC – Chinatown.*

MOTION PASSED: 5-08. COMMISSIONERS' REPORT

Commissioner Brusseau wanted to commend Tiffany Mangum for her patience. She stated that she has been able to remain calm while she facilitated meetings and communications.

9. EXECUTIVE DIRECTOR'S REPORT

- Promotions
 - o Laura Gonzalez-Cortes, Quality Assurance Coordinator - Housing Choice (promoted from Office Assistant II – Records Management)
 - o Eleanore Jacques, Owner Services Specialist (promoted from Office Assistant II – Wait List)
 - o Steven Ruiz, Senior Housing Quality Inspector (promoted from Housing Quality Inspector)
 - o Lucinda Walls, Assistant Manager Resident Services (promoted from Resident Services Coordinator)
- First video highlighting the work of FHA coming tomorrow

Public Comments submitted prior to Closed Session:

Julia Dudley Najieb wanted to reiterate that they appreciated the continued amicable support of the Fresno Authority but wanted to put it on public record, that the African American

Museum has not made any negotiations or any deals regarding any property. She hoped the Boards of Commissioners would relay this information and make sure the members of the community are not misinformed. She stated that this misinformation could create unnecessary issues within the African American community and the African American Museum Board. She stated that the Board of Directors are a group of volunteers that operate the non-profit. It is a community run organization that prides itself in its ability to provide cultural arts for all of the community. On behalf of the Board, she stated that their intention is to stay in the location near where Fresno Housing has the purchased properties - the Econo Inn. She would like to stay in constant communication to get the public involved in cultured arts and the African American arts.

Eric Payne added comments on the Econo Inn project. He understands the agency has done a significant amount of public outreach in terms of the preliminary efforts leading up to this development project. He stated that his desire would be that Fresno Housing continue that level of resident engagement throughout the development process. He believes that the outreach was very beneficial and that there was a significant number of residents who were interested and engaged during the process.

10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 7:15 pm.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 8715 N. Chestnut Avenue Fresno, CA 93720 (APN: 403-532-28); 8681 N. Chestnut Avenue Fresno, CA 93720 (APN: 403-532-29)

Agency negotiator: Preston Prince

Negotiating parties: The Well Community Church, Fresno/Madera Youth for Christ, Inc., and the Housing Authority of the City of Fresno

Under negotiation: Price and Terms

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1840 Broadway Street, City of Fresno, Ca 93721 (APN: 466-191-10)

Agency negotiator: Preston Prince

Negotiating parties: Sukhwant Singh Bains and Gian Kaur Bains, Trustees of the Bains Living Trust dated September 17, 2004, Better Opportunities Builder, Inc., and the Housing Authority of the City of Fresno

Under negotiation: Price and Terms

The Boards of Commissioners returned to open session at approximately 8:50 pm. There was nothing to report from closed Session.

11. ACTIONS

- a. Consideration of Assignment of Purchase and Sale Agreement – Econo Inn North

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the assignment of purchase and sale agreement – Econo Inn North.*

MOTION PASSED: 3-2

Commissioner Brusseau & Commissioner Williams voted no.

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the assignment of purchase and sale agreement – Econo Inn North.*

MOTION PASSED: 4-1

Commissioner Catalano voted no.

- b. Consideration of Purchase and Sale Agreement – Chestnut/Shepherd Properties

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt to approve the purchase and sale agreement – Chestnut/Shepherd Properties.*

MOTION PASSED: 4-1

Commissioner Brusseau voted no.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Castro to approve the purchase and sale agreement – Chestnut/Shepherd Properties.*

MOTION PASSED: 5-0

12. 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 9:00 p.m.



Preston Prince, Secretary to the Boards of Commissioners