

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

**Tuesday, December 17<sup>th</sup>, 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, December 17, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:10 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  
                  Terra Brusseau  
                  Sharon Williams  
                  Ruby Yanez  
                  Stacy Vaillancourt

ABSENT:     Rueben Scott

The meeting was called to order at 5:10 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  
                  Nikki Henry  
                  Cary Catalano  
                  Valori Gallaher  
                  Joey Fuentes

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)

The Boards presented their recommendation to postpone agenda items 5 and 8c to a subsequently scheduled board meeting. Additionally, Commissioner Sablan recommended removing agenda item 7b from the consent agenda for discussion.

General Counsel has determined a need to add an item to closed session for conference with legal counsel – anticipated litigation.

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

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

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

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

3. PUBLIC COMMENT

There was no public comment at this time.

4. POTENTIAL CONFLICTS OF INTEREST

Commissioner Catalano announced a conflict of interest with agenda item 7b: *Consideration of the Approval of the Legal Services Contract – General Counsel; thus, will recuse himself.*

5. Acknowledgement of Retirees

This item was postponed to a subsequently scheduled board meeting.

6. City: Election of the Board Chair and Vice Chair for 2020-2021 Biennial

***CITY MOTION:*** *Commissioner Vaillancourt moved, seconded by Commissioner Yanez, to ratify election of the Board Chair and Vice Chair for the 2020-2021 Biennial as follows;*

***Chair*** – *Commissioner Adrian Jones*

***Vice Chair*** – *Commissioner Caine Christensen*

**MOTION PASSED: 6-0**

There was no public comment on this matter.

7. CONSENT AGENDA

- a. Consideration of the Minutes of October 22, 2019 (continued from November 2019) and November 19, 2019
- b. Consideration of the Approval of the Legal Services Contract – General Counsel
- c. Consideration of the Approval of the Legal Services Contract – Human Resources
- d. Consideration of the Approval of the Legal Services Contract – Federal and State of California Matters
- e. Consideration of the Approval of the Legal Services Contract – Affordable Housing Development
- f. Consideration of the Approval of the Legal Services Contract – Unlawful Detainers
- g. Consideration of Submission of No Place Like Home (NPLH) Funding Application – Blackstone/Simpson

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve consent agenda items 7a, c-g.*

**MOTION PASSED: 6-0**

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve consent agenda items 7a, c-g.*

**MOTION PASSED: 6-0**

Commissioner Catalano recused himself from discussion and action on item 7b.  
Commissioner Catalano stepped out of the room.

***Consideration of Item 7b – Consideration of the Approval of the Legal Services Contract – General Counsel.***

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Brusseau to approve consent agenda item 7b.*

**MOTION PASSED: 6-0**

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Henry to approve consent agenda item 7b.*

***MOTION PASSED: 5-0*****8. INFORMATIONAL****a. Resident Empowerment Overview – San Joaquin Valley Veterans**

Monique Narciso, Resident Services Coordinator, introduced Robert Lee, Specialist at San Joaquin Valley Veterans, who presented on this item.

**b. 2020 Mixed Finance Budgets Update**

Juan Lopez, Finance Manager, presented on this item.

**c. Real Estate Development Update**

This item was postponed to a subsequently scheduled board meeting.

**9. ACTION****a. Consideration of the 2020 Agency Operations and Housing Assistance Program Budgets**

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

***CITY MOTION:*** *Commissioner Brusseau moved, seconded by Commissioner Williams to approve the consideration of the 2020 Agency Operations and Housing Assistance Program Budgets.*

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

***COUNTY MOTION:*** *Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the consideration of the 2020 Agency Operations and Housing Assistance Program Budgets.*

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

**b. Consideration of Contract Award for Project-Based Vouchers – Homeless and Special Needs**

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

Nikki, Fresno Resident, gave a public comment. She encouraged the boards to take some time to study and really pay attention to these action items to know what has been talked about and what has changed. She mentioned that she would like to see something on the

website that would allow access to these conversations being made. She stated that there is nothing wrong with holding people accountable and asking questions when it's in the best interest of the residents.

***CITY MOTION:*** *Commissioner Yanez moved, seconded by Commissioner Christensen to approve the Contract Award for Project-Based Vouchers – Homeless and Special Needs.*

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

***COUNTY MOTION:*** *Commissioner Catalano moved, seconded by Commissioner Castro to approve the Contract Award for Project-Based Vouchers – Homeless and Special Needs.*

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

## 10. COMMISSIONERS' REPORT

Commissioner Catalano recalled to a couple of board meetings, where he mentioned his appreciation towards the Housing Authority for donating \$5,000.00 to the Calwa Recreational District for the reconstruction of their pool. He mentioned that the groundbreaking happened two weeks ago. He stated that not only are they going to have a new pool, they are going to have a new community center, new aquatic programs for seniors and youths, and nearly 1 million dollars as a private investment is being made in the Recreational Center. The Boards will be invited for a grand opening celebration in the last week of April (*specific date contingent on construction*). He stated that he is excited that it is a free recreation for all the communities' children in the area and a much needed investment.

## 11. EXECUTIVE DIRECTOR'S REPORT

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

- Acknowledgement of Monique Narciso's first presentation to the Boards.
- DEI Draft Assessment Report will be finalized soon.
- Guest speaker, Jeff Olivet, DEI All-Staff Event on December 3<sup>rd</sup>, 2019.
- Evicted Exhibit at the library will be available for 2 more weeks.
- Closing on Solivita and Linnea with construction to start in two weeks.
- City of Clovis contribution of \$1,000,000 to Solivita Real Estate development.
- Housing Tour scheduled for March 5<sup>th</sup> and/or March 16<sup>th</sup>.
- Tomorrow, December 18<sup>th</sup>, at 4:00pm there will be a gathering in Parlier – Oak Grove Commons.
- Resident Newsletter.
- Point-In-Time kicks off next month from January 28<sup>th</sup> – 30<sup>th</sup>.
- March 29<sup>th</sup>-30<sup>th</sup>, 2020 is the NAHRO Conference in Washington D.C.

- Our newest hires are: Julie Babich – Information Technology and Systems Manager, Zee Patel – Senior Impact Analyst, Chantal Williams – On-Site Property Specialist II, Abby Miller – On-Site Property Specialist II, Itzel Rodriguez – On-Site Property Specialist II, and Jomar Rushdan – Assistant Manager – Housing Choice Voucher Program.

12. CLOSED SESSION

The Boards went into closed session at approximately 6:05 pm.

a. PUBLIC EMPLOYEE EVALUTION

Title: CEO

b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Pursuant to Government Code section 54956.9(d)(2)

The Boards returned to open session at approximately 6:38 p.m.

13. REPORT ON CLOSED SESSION ITEM(S)

There was no action to report at this time.

14. ACTION

a. Consideration of the CEO Compensation

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the CEO Compensation.*

**MOTION PASSED:** 6-0

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Castro to approve the CEO Compensation.*

**MOTION PASSED:** 6-0

15. 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 6:41 p.m.



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Preston Prince, Secretary to the Boards of Commissioners