

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

Tuesday, February 26, 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, February 26, 2019 at the HACCF property, located at 285 J Street, Sanger, CA 93657.

1. The regular meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Caine Christensen, Vice Chair
 Rueben Scott
 Terra Brusseau
 Stacy Vaillancourt
 Sharon Williams
 Ruby Yanez

ABSENT: None

The meeting was called to order at 5:05 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
 Venilde Miller
 Joey Fuentes
 Nikki Henry
 Cary Catalano
 Valori Gallaher

ABSENT: Mary G. Castro, Vice Chair

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

Commissioner Brusseau arrived during the conflict of interest discussion.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Fresno Housing Authority staff presented their recommendation to remove item 5d and 7e from the agenda. Additionally, Commissioner Sablan reported the Commissioner Report will be added to agenda as item 8.

There were no public comments.

CITY MOTION: Commissioner Christensen moved, seconded by Commissioner Yanez, to approve the amended agenda.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher, to approve the amended agenda.

MOTION PASSED: 6-0

3. PUBLIC COMMENT

Mr. Preston Prince formally welcomed the Boards to Blossom Trail Commons. In addition, he added the complex was remodeled to convert it from 35 to 55 units. Ms. Prince said the day the construction finished was the same day the families were able move-in. Mr. Prince briefly discussed on the grand opening on February 15, 2019 of Blossom Trail Commons. He added there are two more properties coming close to construction completion in Parlier and Fowler.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

Commissioner Brusseau joined the meeting around 5:14pm.

5. 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.

Item 5d was removed from the agenda.

- a. Consideration of the Minutes of January 22, 2019
- b. Consideration of Contract Renewal – Security Services
- c. Consideration of Contract for HVAC Improvements - Maldonado Plaza
- d. Consideration of Contract for Roofing Upgrades – Maldonado Plaza

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the Consent Agenda Items A-C.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Fuentes to approve the Consent Agenda Items A-C.*

MOTION PASSED: 6-0

6. INFORMATIONAL

- a. Resident Empowerment – Scholarship Recipient

Mr. Prince shared the Fresno Housing Authority has 52 scholarship recipients, 25 of those recipients are enrolled at Fresno State.

Ms. Angie Nguyen, Chief of Staff, introduced Ms. Rocio Chavez and Ms. Donyell Wilkins, Fresno Housing Authority scholarship recipients.

Both Ms. Chavez and Ms. Wilkins are recipients of the Scholarship offered by the Fresno Housing Authority.

- b. Agency Data Dashboards Overview – People and Places

Mr. Bobby Coulter and Ms. Cassie Morgan presented on this topic.

- c. Introduction to the Audit Process

Ms. Nicole Diaz presented on this topic.

- d. Housing Relinquished Fund Corp. Update

Ms. Emily De La Guerra presented on this topic.

- e. Real Estate Development Update

Ms. Tracewell Hanrahan and Mr. Michael Duarte presented on this topic

7. ACTION

Mr. Michael Duarte presented on these Action Items.

a. Consideration of Funding Application Submission (TCAC) – Kingsburg Senior

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Christensen to approve the funding Application Submission (TCAC) – Kingsburg Senior.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Catalano to approve the funding Application Submission (TCAC) – Kingsburg Senior.

MOTION PASSED: 6-0

b. Consideration of Funding Application Submission (TCAC) – Willow

Public comment included the following:

Eric Payne, thanked the Board and Fresno Housing Authority staff for their work with their newest complex Blossom Trail Commons in Sanger. He briefly presented on the acquisition of Willow and Alluvial in Clovis. His presentation was in support of the access for residents to the shopping areas and educational facilities. Mr. Payne finalized his presentation with stating that the State Center Community College Foundation can assist with the scholarship foundation the Fresno Housing Authority offers to their residents to continue their education.

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Williams to approve the Funding Application Submission (TCAC) – Willow.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Funding Application Submission (TCAC) – Willow.

MOTION PASSED: 6-0

c. Consideration of Funding Application Submission (TCAC) – Plaza Terrace

Mr. Prince announced that he is a board member for the California Housing Finance Agency and is well aware of the conflict of interest for this item. He stated that when this topic comes back for discussion, he will recuse himself.

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to approve the Funding Application Submission (TCAC) – Plaza Terrace.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Miller to approve the Funding Application Submission (TCAC) – Plaza Terrace.

MOTION PASSED: 6-0

- d. Consideration of Project-Based Voucher Allocation – Kingsburg Senior

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Vaillancourt to approve the Project-Based Voucher Allocation – Kingsburg Senior.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the Project-Based Voucher Allocation – Kingsburg Senior.

MOTION PASSED: 6-0

- e. Consideration of Transformative Climate Communities Sub-Agreement for Chinatown - City of Fresno

This item was removed from the agenda.

- f. Consideration of Amended Travel and Training Policy

Ms. Tammy Townsend presented on this topic.

Commissioner Catalano recommended removing the last sentence from the first paragraph under Professional Development. The sentence removed:

“Exceptions may be approved ahead of time by expense approvers, or if at any time during the event the CEO or other Agency Chief or Director makes a decision that allows for deviation from the published event schedule.”

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Christensen to approve the Amended Travel and Training Policy.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Henry to approve the Amended Travel and Training Policy.

MOTION PASSED: 6-0

8. COMMISSIONERS' REPORT

Commissioner Sablan Congratulated FH staff for the grand opening of Blossom Trail in Sanger on February 15, 2019.

Commissioner Jones asked about the rescheduled date for the Board dinner. Ms. Tiffany Mangum announced April 11, 2019 is the proposed date for the dinner.

Commissioner Henry shared about the Commissioners Fundamental Component for NAHRO which will be scheduled for May 2019 in Anaheim, CA.

Commissioner Jones shared on the meeting with City Hall Mayor, Chief of Staff and Government Affairs Manager. During the meeting they spoke about the FH Executive Director and the work done on homelessness.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince thanked the Boards and audience for joining him at the newest property Blossom Trail Commons.
- Mr. Prince shared on the celebration of the scholarship recipients lunch he shared with Dr. Castro, Mary Castro and FH scholarship recipients.
- The All Staff Event is scheduled for March 15, 2019 at the Radisson Hotel and Conference Center. Mr. Prince extended the invitation to the Boards.
- Mr. Prince announced there will be a Special Board Meeting on March 13, 2019 at 8:30am; after the meeting the Executive Committee Meeting will convene.
- Mr. Prince briefly shared about his most recent trip to these conferences: Nan Mckay, NPHM and Bring School Home.
- Our newest promotions are Lorena Betancourt, District Manager; Tracy Navarro, District Manager and Summer Nunez, Senior Manager-Human Resources.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:27 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 510-010-23; 4710 N Polk Ave., Fresno, CA
Agency Negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority, Highway City Community Development, Inc.

- b. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Gonzales v. City of Fresno; El Cortez Apartments; Fresno Housing Authority (Case No. 18CECG00348)

The Boards returned to open session at approximately 7:58 p.m.

11. REPORT ON CLOSED SESSION

There were no items to report at this time.

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 7:59 p.m.



Preston Prince, Secretary to the Boards of Commissioners