

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

**Tuesday, February 27, 2018**

**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 27, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

The special workshop meeting was called to order at 4:04 p.m. by Board Chair, Commissioner Petty of the Board of Commissioners of the Housing Authority of Fresno County.

The Boards reviewed the History and Agency Goals.

The workshop conversation will continue at the next Board meeting on March 27, 2018. The workshop concluded at approximately 5:30 p.m.

1. The regular meeting was called to order at 5:40 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  
                  Rueben Scott  
                  Steven Bedrosian  
                  Karl Johnson  
                  Stacy Vaillancourt

ABSENT:     Virna Santos

The meeting was called to order at 5:40 p.m. by Board Chair, Commissioner Petty 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:    Jim Petty, Chair  
                  Stacy Sablan, Vice Chair  
                  Venilde Miller  
                  Joey Fuentes  
                  Nikki Henry  
                  Cary Catalano

ABSENT: Mary G. Castro

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)

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

**MOTION PASSED:** 6-0

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

**MOTION PASSED:** 6-0.

3. PUBLIC COMMENT

Mr. Preston Prince, resident of 1331 Fulton Street, Fresno, California 93721, acknowledged Commissioner Jim Petty for his 25 years as a Commissioner for the Fresno Housing Authority.

In addition, Mr. Prince, congratulated Officer Steve Hunt for his recognition as Officer of the Year. Mr. Prince, thanked him for his service as one of the officers of the Fresno Housing Authority. An appreciation video was presented at the Board Meeting.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

5. 2017 AGENCY HIGHLIGHT- VIDEO PRESENTATION

The Communications Department presented a 2017 Agency Highlight video. The Boards of Commissioner's stood up to applaud the Fresno Housing Authority staff for the work and achievements accomplished during the year.

Commissioner Petty suggested the video be presented to the City Council or the Board of Supervisors, at the next opportunity the Housing Authority has to present to these entities.

6. COMMISSIONERS' REPORT

Commissioner Jones, informed the Commissioners that the NAHRO event is approaching and if they are interested in attending, to contact the Executive Office.

Commissioner Caine Christensen and other professionals, including Ms. Tammy Townsend, met with families and children that live in a Motel close to Addams Elementary School.

Commissioner Christensen shared that he is impressed with the coping skills of these children. He spoke about a child who lost his father a year ago. His strength is amazing, and he suggested the need for counseling services for these children.

The suggestion was for the Fresno Housing Authority to focus on these families and how to better assist them. In addition, these professionals will continue to meet with the families when another opportunity arises.

## 7. 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.*

- a. Consideration of Adoption of the Minutes of January 23, 2018
- b. Consideration of the Contract Renewal – Security Services
- c. Consideration of the Amended Information Technology Policy
- d. Consideration for Application Submission – Lead-Based Paint Hazard Control Program
- e. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Contract - City of Fresno

***CITY MOTION:*** *Commissioner Scott moved, seconded by Commissioner Johnson to approve the Consent Agenda Items A-E.*

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

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

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

## 8. INFORMATIONAL

- a. Resident Services Presentation – Digital Literacy

Mr. Bobby Coulter, Senior Manager-Information Technology and Systems presented on his topic.

b. Introduction to the Audit Process

Ms. Emily De La Guerra presented on this topic.

c. 2017 HAP and Leasing Activities Update

Ms. Aurora Ibarra presented on this topic.

d. Real Estate Development Update

Mr. Michael Duarte presented the Real Estate Development Update.

9. ACTION

a. Consideration of Omnibus Resolutions and Funding Commitments – Oak Grove Apartments (Parlier)

Mr. Michael Duarte presented on this topic.

***CITY MOTION:*** Commissioner Christensen moved, seconded by Commissioner Scott to approve the Omnibus Resolutions and Funding Commitments – Oak Grove Apartments (Parlier).

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

***COUNTY MOTION:*** Commissioner Sablan moved, seconded by Commissioner Fuentes to approve the Omnibus Resolutions and Funding Commitments – Oak Grove Apartments (Parlier).

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

b. Consideration of Architect Contract Award – Chinatown

Mr. Michael Duarte presented on this topic.

***CITY MOTION:*** Commissioner Johnson moved, seconded by Commissioner Vaillancourt to approve the Architect Contract Award – Chinatown.

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

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Miller to approve the Architect Contract Award – Chinatown.

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

c. Consideration of Submission of AHP Application – Orchard Apartments (Parlier)

Mr. Michael Duarte presented on this topic.

**CITY MOTION:** *Commissioner Johnson moved, seconded by Commissioner Vaillancourt to approve the Submission of the AHP Application – Orchard Apartments (Parlier).*

**MOTION PASSED:** 6-0

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Henry to approve the Submission of the AHP Application – Orchard Apartments (Parlier).*

**MOTION PASSED:** 6-0

- d. Consideration of Submission of AHP Application – Highway City

Ms. Tracewell Hanrahan presented on this topic.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Vaillancourt to approve the Submission of the AHP Application – Highway City.*

**MOTION PASSED:** 6-0

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Miller to approve the Submission of the AHP Application – Highway City.*

**MOTION PASSED:** 6-0

- e. Consideration of the Amended Agreement for the Family Reunification Program – County of Fresno

Ms. Tracewell Hanrahan presented on this topic.

**CITY MOTION:** *Commissioner Christensen moved, seconded by Commissioner Johnson to approve the Amended Agreement for the Family Reunification Program – County of Fresno.*

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the Amended Agreement for the Family Reunification Program – County of Fresno.*

**MOTION PASSED:** 6-0

Commissioner Miller left the Board meeting around 8:16pm.

- f. Consideration of Standard Lease Agreement – Public Housing (continued from January 23, 2018)

Mr. Michael Duarte presented on this topic.

Mr. Eric Payne, resident of West Fresno; thanked the Fresno Housing Authority Staff and Baker Manock and Jensen for addressing his concern on the Standard Lease Agreement-Public Housing topic. Mr. Payne showed concern in regards to the topic on the item of curfew, he referred to local ordinance during his presentation. In addition, Mr. Payne was uneasy about the local ordinance and he asked for clarification on the language “any illegal activity.” Mr. Payne proposed the revision of the language and proposed mitigation on the topic with the Fresno Housing Authority staff.

Nikki, another resident who refused to provide her information for the record; also, presented her concerns on the topic.

***CITY MOTION:*** Commissioner Christensen moved, seconded by Commissioner Bedrosian to approve the Standard Lease Agreement– Public Housing.

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

*Commissioner Johnson abstained from voting.*

***COUNTY MOTION:*** Commissioner Catalano moved, seconded by Commissioner Henry to approve the Standard Lease Agreement– Public Housing.

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

## 10. EXECUTIVE DIRECTOR’S REPORT

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

- Mr. Prince thanked the staff and Commissioner that volunteered during the Point In time count from January 23-25, 2018. He thanked Commissioner Bedrosian for his participation.
- Just a reminder starting this year the Form 700 need to be completed electronically.
- Ethics Training provided by Baker Manock & Jensen April 3, 2018 from 11:00 am to 1:00 pm, this training is required every two years.
- On February 13, 2018 Jimmy Stracner Regional Administrator from HUD Region IX visited Fresno. Mr. Stracner had a full agenda including a tour of Southwest Fresno sites a meeting with Mayor Brand, Lunch with our Homeless Stakeholders and a meeting with the Small Business Administration and Fresno Metro Ministry.

- On March 2, 2018 the Read Across American Day Celebration will be held from 3:30-5:00pm at Cueva de Oso, Cedar Courts and Mendoza Terrace (Firebaugh). An email will be sent with detailed information on how to participate.
- At next Month's Board Meeting there will be a workshop at 4:00pm. The topic is the homeless. This meeting is to prepare us for the visit of Barbara Poppe, coming to Fresno on April, 2018.

Also, Mr. Prince presented the new hires and promotions.

- Antonio Sanchez, Maintenance Technician (new hire)
- Veronica Ruvalcaba, Maintenance Technician (new hire); she is the first female Maintenance hired.
- Sarah Alkobadi, Fiscal Services Intern (new hire)
- Jorge Valdez, Database Administrator & Report Writer (promotion)

## 11. CLOSE SESSION

The Boards went into closed session at approximately 8:28 pm.

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 555 W. California Ave., Fresno, CA  
(APN: 477-040-73)  
Agency Negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority and Frank Kozlowski, Capitol Rivers, Inc.  
Under negotiation: Price and Terms of Sale
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 3726 N. Pleasant Avenue, Fresno, CA  
(APN: 433-220-39T)  
Agency Negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority and Ernest M. Reyes, Lincoln Consulting Group, LLC  
Under negotiation: Price and Terms of Sale
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 36200 N. Giffen Drive, Huron, CA  
(APN: 075-091-25)  
Agency Negotiator: Preston Prince  
Negotiating parties: Fresno Housing Authority and Ernest M. Reyes, Lincoln Consulting Group, LLC  
Under negotiation: Price and Terms of Sale
- PUBLIC EMPLOYMENT

Title: CEO

The Boards returned to open session at approximately 8:40 p.m.

12. REPORT ON CLOSED SESSION

There was no action to report at this time.

13. ACTION

- a. Consideration to Approve the Compensation Agreement of the CEO/Executive Director

Commissioner Jones presented the CEO/Executive Directors Compensation Agreement; which was reviewed by the Ad-Hoc Committee.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Vaillancourt to approve the compensation agreement of the CEO/Executive Director.*

**MOTION PASSED:** 6-0

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Henry to approve the compensation agreement of the CEO/Executive Director.*

**MOTION PASSED:** 5-0

14. 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 8:49 p.m.



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Preston Prince, Secretary to the Boards of Commissioners