

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

Tuesday, March 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, March 26, 2019 at the HACCF property, located at 1331 Fulton Street, Fresno, California.

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

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

ABSENT: Joey Fuentes

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

Commissioner Sablan publicly thanked Mrs. Miller for her years of service as a County Commissioner. Commissioner Sablan announced that the last board meeting on February 26, 2019 was Commissioner Miller's last meeting as a Commissioner.

*Commissioner Brusseau joined the meeting during the discussion of item 2. *Commissioner Williams joined the meeting during the discussion of action item 7c.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

General Counsel reported an item was added under Closed session - on Real Property Negotiation; located at 3950 N. Del Mar in Fresno, to discuss the terms and price of the property.

There were no public comments.

Commissioner Brusseau joined the meeting at 5:11pm.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

Nikki, a Fresno Housing resident, briefly shared she hadn't been attending past board meetings because she decided to return to school.

The Boards congratulated and applaud her.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest stated at this time.

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.

a. Consideration of the Minutes of February 26, 2019

General Counsel stated there is clarification to page 4 on item 7b under Public Comment of the Minutes of February 26, 2019. The sentence said “Mr. Payne finalized his presentation with stating that his Foundation can assist with the scholarship foundation the Fresno Housing Authority offers to their residents to continue their education.” Mr. Payne notified staff and stated it is not his foundation, the minutes needs to reflect it is “the State Center Community College Foundation can assist with the scholarship fund the Fresno Housing Authority offers.”

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the Minutes of February 26, 2019 as amended.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Minutes of February 26, 2019 as amended.*

MOTION PASSED: 5-0

6. INFORMATIONAL

a. 2018 Agency Highlights Video Presentation

A 2018 Agency Highlights Video was presented.

b. Resident Empowerment – Faith in Finance

Ms. Doreen Eley, Senior Manager of Strategic Initiatives, introduced Mr. Larry Hodges, Fresno Pacific Professor. Mr. Hodges briefly presented on the course Faith and Finance he teaches with the partnership of Fresno Housing Authority and Fresno Pacific Universities. The course is offered at these complexes Legacy Commons, Cedar Courts, and Parc Grove Commons.

Ms. Marcia Hermosillo and Ms. Stefania Hermosillo, Fresno Housing residents, both presented on the benefit of the program offered to them as residents.

c. Fresno Housing Intern Presentation

Mr. Scott Fetterhoff introduced Nathaniel Sorber, an intern from California State University, Fresno. Mr. Sorber presented on his internship experience with the Procurement Department.

d. Agency Data Dashboard Update – Customer Service

Mr. Bobby Coulter and Mr. Edgar Rodriguez presented on this topic.

e. 2018 Housing Assistance Payments & Leasing Overview

Ms. Tracewell Hanrahan introduced Juan Lopez, Finance Manager, and Aurora Ibarra, Senior Manager for the Housing Choice Voucher Program. Mr. Lopez and Ms. Ibarra presented on this topic.

Public comment included the following:

Nikki, a Fresno Housing resident, talked about her experience when she was 15 years old and studio apartments were close to Divisadero area.

f. Real Estate Development Update

Mr. Michael Duarte presented on this topic.

7. ACTION

a. Consideration of Funding Commitment – Highway City

Ms. Tracewell Hanrahan presented on this action item.

Public comment included the following:

Ms. April Henry, Executive Director of the Highway City Community Development, thanked the Fresno Housing Authority for their partnership. Ms. Henry said this partnership will bring collaborative services to the Highway City community such as the Fresno County Library, School District, Centro La Familia, the Central Community Church, and food services.

Mr. Henry Pauls, Pastor, Central Community Church, briefly talked about the community benefit of the partnership of Fresno Housing Authority and Highway City Community

Development. He thanked the Fresno Housing Authority for the partnership and added that the Community is looking forward to the completion of the community center.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Yanez to approve the funding Commitment – Highway City.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Henry to approve the funding Commitment – Highway City.*

MOTION PASSED: 5-0

- b. Consideration of the Sub-Agreement for the Chinatown Project – City of Fresno

Ms. Tracewell Hanrahan presented on this action item.

Public comment included the following:

Eric Payne requested the video “Transformative Climate Communities” be played. Mr. Payne briefly said visuals are more powerful, adding that this is the opportunity to see the work Fresno Housing Authority is lifting up. In addition, he said Fresno Housing Authority is helping transform communities and neighborhoods that have been neglected for a long time. He concluded by asking the Boards for their support on this item.

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to approve the Sub-Agreement for the Chinatown Project – City of Fresno.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Sub-Agreement for the Chinatown Project – City of Fresno.*

MOTION PASSED: 5-0

- c. Consideration of the Contract for General Construction/Construction Management Services – Kingsburg Seniors Project

Mr. Michael Duarte presented on this action item.

At approximately 7:06 pm, Commissioner Williams joined the meeting.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve the Contract for General Construction/Construction Management Services – Kingsburg Seniors Project.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Castro to approve the Contract for General Construction/Construction Management Services – Kingsburg Seniors Project.*

MOTION PASSED: 5-0

- d. Consideration of the Contract for General Construction/Construction Management Services –Willow Project

Mr. Michael Duarte presented on this action item.

Commissioner Brusseau provided a comment that she wanted for the record, that she will not support this project.

The Boards heard and discussed Commissioner Brusseau’s concerns regarding the project’s location and the development process, and Commissioner Catalano’s concern on the procurement process for this contract. The Boards decided to continue the conversation to the next board meeting.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to continue the item on the Contract for General Construction/Construction Management Services –Willow Project to the next board meeting.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to continue the item on the Contract for General Construction/Construction Management Services – Willow Project to the next board meeting.*

MOTION PASSED: 5-0

- e. Consideration of the Contract for General Construction/Construction Management Services – Huron

Mr. Michael Duarte presented on this action item.

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to continue the item on the Contract for General Construction/Construction Management Services – Huron to the next board meeting.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by*

Commissioner Henry to continue the item on the for General Construction/Construction Management Services – Huron to the next board meeting.

MOTION PASSED: 5-0

- f. Consideration of Consideration of Loan Agreement – San Ramon Apartments

Ms. Emily De La Guerra presented on this action item.

CITY MOTION: Commissioner Christensen moved, seconded by Commissioner Yanez to approve the Loan Agreement – San Ramon Apartments.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Loan Agreement – San Ramon Apartments.

MOTION PASSED: 5-0

- g. Consideration to Accept the 2018 Year-End Financials and HAP Results

Ms. Emily De La Guerra presented on this action item.

CITY MOTION: Commissioner Brusseau moved, seconded by Commissioner Yanez to accept the 2018 Year-End Financials and HAP Results.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to accept the 2018 Year-End Financials and HAP Results.

MOTION PASSED: 5-0

Commissioner Vaillancourt left the meeting at approximately 8:11 pm.

8. COMMISSIONERS' REPORT

Commissioner Brusseau asked for a tour of all Fresno Housing Authority projects/properties. She added it is an important work that the Fresno Housing Authority does and she wants to understand it completely. Commissioners Catalano and Henry concurred with Commissioner Brusseau.

General Counsel and Ms. Hanrahan agree that Commissioner Brusseau's request is possible.

Commissioner Williams presented some safety concern at her property. Commissioner Williams said not having screen doors, locks and speed bumps are safety issues at Legacy Commons.

Mr. Prince explain the city code in her area is the reason speedbumps were not built in her neighborhood. He added that Fresno Housing Authority staff will follow up on her safety concerns.

Commissioner Sablan briefly shared the topic for the Board Retreat on August 23, 2019, as being Board Governance.

Commissioner Castro left the meeting at approximately 8:59 pm.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince briefly discussed the All Staff Event on March 15, 2019. He highlighted the stewardship awards that were given during the event.
- Mr. Prince announced the Board Dinner scheduled for April 11, 2019. More information will be communicated to the Boards by Executive Office.
- He briefly shared there will be potential bidders for Board room and Reception area, as these locations are in the process of remodeling.
- Mr. Prince reminded the Boards the board retreat date is scheduled for August 23, 2019.

10. CLOSED SESSION

The Boards went into closed session at approximately 9:22 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN 434-201-35, 434-201-27
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; property at 3950 N. Del Mar in Fresno
Under negotiation: Price and Terms of Sale

The Boards returned to open session at approximately 9:38 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 9:39 p.m.



Preston Prince, Secretary to the Boards of Commissioners