

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

Tuesday, October 27, 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, October 27, 2020, via teleconference.

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 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
 Stacy Vaillancourt
 Terra Brusseau
 Sharon Williams
 Ruby Yanez

ABSENT: None.

The regular 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
 Joey Fuentes
 Cary Catalano
 Nikki Henry
 Valori Gallaher
 Edugiben Ortiz

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)

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

MOTION PASSED: 6-0

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

Eric Payne, Executive Director at Central Valley Urban Institute, celebrated the work Fresno Housing is doing around Moving to Work. He would also like to see another level of engagement in the public participatory process in the form of a presentation. There may be Fresno Housing residents and voucher holders that could benefit from any information about this process.

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 September 15, 2020 and September 22, 2020
- b. Consideration of the 2021 Agency Calendar
- c. Consideration of Updated NPLH Resolutions – Alegre Commons (Barstow/Blackstone)

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the consent agenda item.*

MOTION PASSED: 6-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Williams to approve the consent agenda item.*

MOTION PASSED: 6-0

6. INFORMATIONAL

- a. Update on Moving to Work Application
Emily De La Guerra, Director of Finance and Administration, presented on this item.

Commissioner Yanez and Castro joined the meeting at 5:17 pm.

Commissioner Williams and Christensen joined the meeting at 5:20 pm.

- b. Overview of 2021 Annual, Plan Process and Timeline
Emily De La Guerra, Director of Finance and Administration, presented on this item.
- c. Overview of Draft 2021 Agency Budget and Strategic Goals
Emily De La Guerra, Director of Finance and Administration, presented on this item.
- d. Real Estate Development Update
Michael Duarte, Director of Real Estate Department, presented on this item.
- e. Update on Project Homekey
Tracewell Hanrahan, Deputy Executive Director, presented on this item.

7. ACTION

- a. Consideration of Operating/Services Support Grant Agreement for Homekey Program Properties

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Operating/Services Support Grant Agreement for Homekey Program Properties.

MOTION PASSED: 5-1

Commissioner Catalano voted no.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Williams to approve the Operating/Services Support Grant Agreement for Homekey Program Properties.

MOTION PASSED: 6-1

Commissioner Brusseau voted no.

8. COMMISSIONERS' REPORT

Commissioner Catalano:

- Thanked Fresno Housing staff for the work around the tour last week.
- Asked for a game plan for the agency on 2021 Covid.

Commissioner Sablan:

- This is Commissioner Castro's final meeting as a County Commissioner.
- She is thankful for Commissioner Castro's approach to Fresno Housing and all her work.
- Fresno Housing will donate to the Student "" as a thank you to Commissioner Castro.
- Postpone Mini-Retreats until the after January 1, 2020.
- County Chair & County Vice-Chair positions are up for reelection. Any announcement for interest to run will need to be put forth next month, November 2020.

Commissioner Castro:

- Thanked Fresno Housing for welcoming and letting her be a part of the County Board.

9. EXECUTIVE DIRECTOR'S REPORT

- Application to Design Challenge – HUD is reviewing the application.
- Under consideration for a National NAHRO Award – Renaissance Parc Grove.
- New Hires:
 - o Crystal Cox, Senior Financial Analyst
 - o Rachele Gonzales, Leasing Specialist
 - o Angelica Martinez, Payroll Coordinator
 - o Jordan Mikus, Procurement Coordinator
- Promotions:
 - o Marguerite Uu – Leasing Specialist (promoted from Waitlist Specialist)

10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 7:20 pm.

- a. PUBLIC EMPLOYEE EVALUATION
Title: CEO
- b. CONFERENCE WITH LABOR NEGOTIATORS (§54957.6)
Agency designated representatives: Angie Nguyen, Hilda Reeves, Aysha Hills, Summer Nunes and Emily De La Guerra
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))

Joint Meeting

Action Minutes: 10.27.2020

Adopted: 11.17.2020

Property: 1254 Fulton Street, Fresno, CA 93721
(APN: 466-154-14)
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Michael G. Marderosian
Under negotiation: Price and Terms

- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b))
Property: 7521 N. Chestnut Avenue, Fresno, CA 93720
(APN: 404-071-50)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Absolute Value Investment Group, LLC
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1101 N. Parkway Drive, Fresno, CA 93728
(APN: 449-270-41)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Day's Inn of Fresno Partnership
Under Negotiation: Price and Terms
- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1240 Crystal Avenue, Fresno, CA 93728
(APN: 449-232-02, 449-232-01)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Adinath Hospitality
Under Negotiation: Price and Terms
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1415 W. Olive Avenue, Fresno, CA 93728
(APN: 449-270-56)
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Akshar, Inc.
Under Negotiation: Price and Terms
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 777 N Parkway Drive, Fresno, CA 93728
(APN: 449-335-19, 449-342-01)
Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; Shrigi, Inc.
Under Negotiation: Price and Terms

i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 36010 S. Lassen Avenue, Huron, CA 93234

(APN: 075-110-16 S)

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; Patel Avni

Under Negotiation: Price and Terms

j. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1444 W. White Avenue, Fresno, CA 93728

(APN: 449-343-07);

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; S & H Hotel LLC, Silvercrest, Inc.

Under Negotiation: Price and Terms

k. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 817 N Parkway, Fresno, CA 93728

(APN: 449-335-25);

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; RH

Community Builders, LP, Silvercrest, Inc.

Under Negotiation: Price and Terms, Assignment of Agreement

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 8:20 pm.

Commissioner Christensen left the meeting during Closed Session.

Commissioner Sablan stated that there was no action to report from Closed Session.

12. ACTION

a. Consideration of Property Acquisition – 1254 Fulton Street

Joint Meeting

Action Minutes: 10.27.2020

Adopted: 11.17.2020

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the property acquisition – 1254 Fulton Street.*

MOTION PASSED: 7-0

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the property acquisition – 1254 Fulton Street.*

MOTION PASSED: 4-1

Commissioner Brusseau voted no.

- b. Consideration of Property Acquisition – 7521 N. Chestnut Ave.

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Castro to approve the property acquisition – 7521 N. Chestnut Ave.*

MOTION PASSED: 7-0

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the property acquisition – 7521 N. Chestnut Ave.*

MOTION PASSED: 5-0

- c. Consideration of Assignment of Purchase and Sale Agreement to the City of Fresno - 1444 W. White Ave

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the purchase and sale agreement to the City of Fresno – 1444 W. White Ave.*

MOTION PASSED: 7-0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Brusseau to approve the purchase and sale agreement to the City of Fresno – 1444 W. White Ave.*

MOTION PASSED: 5-0

- d. Consideration of Assignment of Purchase and Sale Agreement to the City of Fresno – 817 N. Parkway Ave.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve the purchase and sale agreement to the City of Fresno – 817 N. Parkway Ave.*

MOTION PASSED: 7-0

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Brusseau to approve the purchase and sale agreement to the City of Fresno – 817 N. Parkway Ave.*

MOTION PASSED: 5-0

13. 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 8:25 p.m.



Preston Prince, Secretary to the Boards of Commissioners