



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

February 13, 2024

5:00 P.M.

1331 Fulton Street (3rd Floor – Caucus Room)

Fresno, CA, 93721

Caucus Conference Room



Meeting Book - Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person

or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Action

a. Consideration of the Minutes of the Meeting for January 9, 2024

January 09, 2024 - Executive Committee Meeting
Minutes

6. Discussion Matters

a. Governance

b. Administrative Matters

c. Executive Director Update

d. HCV Status and Events

e. Real Estate Development Update

f. Review of the Draft Board Agenda

7. Closed Session

a. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Gov. Code section 54956.9(d)(2).) Number of Matters: 1

8. Adjournment

Minutes of the Meeting
Of the Fresno Housing Authority
EXECUTIVE COMMITTEE

Tuesday, January 9, 2024

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of the City and County of Fresno which met on January 9, 2024, at Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Jones at approximately 5:09 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano
Adrian Jones
Sharon Williams
Valori Gallaher

ABSENT: Kyle Chaney

Also in attendance: Tyrone Roderick Williams, CEO; and Craig Armstrong, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

MOTION PASSED: 4 – 0

There were no public comments.

3. PUBLIC COMMENT

No action was taken on this item.

4. POTENTIAL CONFLICTS OF INTEREST

No action was taken on this item.

5. ACTION ITEMS

Action Item: Consideration of the Minutes of the Meeting for December 5, 2023.

MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Minutes.

MOTION PASSED: 4 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO, presented on this item.

- Nothing to report.

Cary Catalano, County Board Chair. Presented on this item.

- Joey Fuentes and Cary Catalano are coming up on their reappointments.
- Chair Catalano also reported that he will be completing this term (through this year and next)but may not renew his appointment after.
- The Firebaugh vacancy (replacing Commissioner Sablan) is still in process but the challenge is members of the community wanting to drive in it is imperative that we find a member from the rural community to serve on the board.

There were no public comments.

b. Administrative Matters

Tyrone Roderick Williams, CEO, presented on this item.

- Mr. Williams reported based on the proposed agenda our policies and the adjustment of the policies are going before the board at the upcoming Joint Board meeting.
- Chair Catalano asked Nicole Diaz, Finance Director when the true-up is typically done. Nicole Diaz advised in March and it will go before the board. Chair Catalano also asked if we know when funds will be transferred out of HRFC to development.
- Nicole Diaz also presented that regarding 1099's for commissioners, staff has until the end of January to get them out to all vendors, and commissioners will be included.

c. Executive Director Update

Tyrone Roderick Williams, CEO, presented on this item.

- Many thanks and appreciation were given to the executive team for handling all things in Mr. Williams absence and the incredible work that was done.
- HUD offered to underwrite training for our Agency. It started with HCV and has now expanded to the Property Management team.
- Mr. Williams introduced David Vargas, a consultant to HUD who spent 3 days with the Fresno Housing Agency meeting with different department heads discussing different training needs, and helping coordinate future training.
- St. Agnes Medical Center issued 2 awards through the Transforming Community Initiative and Fresno Housing was selected for the Community Partner Award.

There were no public comments.

d. HCV Status and Events

Tammy Townsend, Deputy Executive Director, presented on this item.

- The board was updated at the last Joint Board meeting on the customer service training that was had and there were a series of recommendations that came out of that training. Brandy and her team are working on an implementation plan to address some of those recommendations.
- There were some staff relocation to get the different teams seated together.
- Some of the general feedback from the community has been really good for the HCV team.

There were no public comments.

e. Real Estate Development Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

- The grand opening event for The Arthur is planned for February 8th.
- The City of Fresno has some CDBG funds that need to be reallocated and they are looking to award Avalon Commons phase 2 and going to the City Council on Feb 22 tentatively.
- Working with the City on Parkside Inn also for the acquisition of CDBG funds for 2.7 million.

- Parkside Apartments of Huron, staff is very close the diligent process has already started.
- Tax credit round is coming up and is due February 13th we are considering 1 of 2 applications, Parkside Inn.
- BOB has been working with Peter Herzog's company, AHDC. A site has been secured and an application submitted for funding.

There were no public comments.

f. Review of the Draft Board Agenda

Tyrone Roderick Williams, CEO, presented on this item.

There were no public comments.

7. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1302 Fulton St., Fresno, CA 93721

Agency Negotiator: Tyrone Williams, Tammy Townsend, and Michael Duarte

Negotiating Parties: Fresno Housing Authority & State Center Community College District

Under Negotiations: Terms of Sale

The Boards of Commissioners entered closed session at 5:50 p.m.

The Boards of Commissioners returned from closed session at 6:15 p.m. and resumed for adjournment.

No report from closed session

8. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:15 p.m.

Tyrone Roderick Williams, Secretary



Meeting Book - Joint Meeting of the Boards of Commissioners Of Fresno Housing

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5. Governance Matters

a. CEO's Report - Presented by Tyrone Roderick Williams

b. Commissioner's Report

6. 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 Commissioners 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. Governance: Consideration of the Minutes of January 23, 2024
Approval of the minutes of the Board Meeting

b. Consideration of Cost Allocation Policy

c. Consideration of Fixed Asset Capitalization and Disposition Policy

d. Consideration of Drug and Alcohol Policy

e. Consideration of Change in Status Policy

f. Approval of Sale of Avalon II Land to Fresno Avalon II Limited Partnership (Contingent on City CDBG Funding) & Enter into CDBG Funding Agreement

g. Approval of Sale of Parkside Inn Property from Limited Partnership to SilverCrest (Contingent on City CDBG Funding) & Enter into CDBG Funding Agreement

h. Approval of Regulatory Agreement for Sierra Terrace

7. Information Item

a. Capital Improvements at Fresno Housing Properties

. b. Real Estate Update

. c. Project Based Voucher Awards

. d. Policing Contract Strategy

. 8. Closed Session

. a. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED
LITIGATION

(Gov. Code section 54956.9(d)(2).) Number of Matters: 1

. 9. Adjournment

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