



Executive Committee

June 9, 2026

5:00 P.M.

1331 Fulton Street 3rd Floor; Caucus Conference Room

Fresno, CA, 93721



Meeting Book - Executive Committee

1. Call to Order
2. Approval of the Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of Previous Board Meeting
Meeting Minutes - May 12, 2026
6. Discussion Matters
 - a. Governance
 - b. Administrative Matters
 - c. Executive Director Update
 - d. Housing Choice Voucher (HCV) Update
 - e. Resident Empowerment Updates
 - f. Real Estate Development Update
 - g. Review of the Draft Board Agenda
7. Adjournment

**Meeting of the Minutes
of the Executive Committee of the
HOUSING AUTHORITY OF THE CITY OF FRESNO & HOUSING AUTHORITY OF FRESNO COUNTY**

Tuesday, May 12, 2026

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on May 12, 2026, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Chair Catalano at approximately 5:06 PM, and members present and absent were as follows:

PRESENT: Cary Catalano, Chair
Sharon Williams, Chair
Sophia Ramos, Vice Chair
Emogene Walker, Vice Chair
Valori Gallaher, Commissioner
Paul Idsvoog, Commissioner
Tyrone Roderick Williams, CEO/Secretary

ABSENT: None

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

Chair Catalano called for a motion to approve the agenda as posted.

MOTION: Chair Williams moved, seconded by Vice Chair Ramos to approve the agenda as posted.

MOTION PASSED: 7-0

3. PUBLIC COMMENT

Public comment was received regarding opportunities for public comment on agenda items and the timing of public participation during Board meetings. Clarification was provided regarding the distinction between comments on non-agenda items and comments on agenda items when those items are considered.

Executive Meeting Minutes
Action Minutes: 5.12.2026
Adopted:

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. ACTION ITEMS

- a. Consideration of the Minutes of the Meeting for April 14, 2026

MOTION: Chair Williams moved, seconded by Vice Chair Ramos to approve the minutes as posted.

Chair Catalano abstained due to his absence from the April 14, 2026 Executive Committee meeting.

MOTION PASSED: 6-0

There were no public comments.

6. DISCUSSION MATTERS

- a. Governance Matters

Tyrone Roderick Williams, CEO, Executive Committee and General Counsel presented the following updates:

- The Committee discussed the proposed Board Meeting Code of Conduct Policy.
- Craig Armstrong, General Counsel, provided an overview of Brown Act requirements related to public participation, meeting conduct, disruptions of meetings, and the authority of the presiding officer to maintain order.
- Committee members discussed the purpose of the proposed policy, board meeting procedures, onboarding and training opportunities for Commissioners, public participation, and expectations for meeting conduct. Following discussion, the Committee expressed support for continued review and refinement of the draft policy and agreed that additional discussion should occur during the upcoming Board Retreat prior to consideration of future Board action.

There were no public comments.

- b. Administrative Matters

No report was provided

There were no public comments.

- c. Executive Director Update

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams shared that Fresno Housing has begun reviewing the 2027 budget and evaluating organizational needs to support future operations.
- HUD recently issued updated procurement requirements, and staff are reviewing agency procurement policies and procedures to ensure compliance.
- Beginning in 2026, quarterly Board attendance reports will be included in Board packets.
- The Ready, Set, Grow Workforce Expo is scheduled for May 27, 2026, at Park Row Commons.
- A Broadband Ribbon Cutting event is planned for June 2026.
- An update was provided regarding Commissioner participation in upcoming NAHRO conferences.

Executive Meeting Minutes

Action Minutes: 5.12.2026

Adopted:

- Mr. Williams recognized Brandy Woodard's birthday and thanked staff for their continued contributions and service.

There were no public comments.

d. HCV Update

Brandy Woodard, Chief of Housing Programs, provided no official HCV report.

There were no public comments.

e. Real Estate Development Update

Christina Stokes – Johnson, Director of Real Estate Development provided the following updates:

- Christina provided an update regarding the Kerman property acquisition and ongoing efforts to satisfy conditions necessary to proceed toward closing.
- Christina reviewed AB 2011 requirements and their impact on the project.
- An update was provided regarding the Affordable Housing and Sustainable Communities (AHSC) application for The Roos @ Fulton Forum.
- Additional funding opportunities were discussed, including Local Housing Trust Fund and California Department of Housing and Community Development funding programs.
- Staff provided an update regarding Park Grove Commons Phase II and the anticipated investor buyout process.

There were no public comments.

f. Resident Empowerment Update

Mary Helen Caggianelli, Senior Manager of Resident Empowerment provided updates:

- Mary Helen reported that more than 500 hours of resident activities was completed during the first quarter.
- Mary shared that Community Champion meeting have been implemented at Fresno Housing properties as well as ongoing property safety meetings in partnership with Fresno Housing staff and local law enforcement.
- Continued technology access partnerships with Fresno EOC including nutrition, gardening, and food preparation classes offered through community partnerships.

Public comment was received regarding resident lease provisions, fair housing considerations, and prior revisions to Fresno Housing lease documents. Staff provided clarification regarding the Agency's lease structure and the use of lease riders associated with various housing programs.

g. Review of the Draft Board Agenda

- The Committee reviewed the draft agenda for the upcoming Joint Board meeting, including consent agenda items, agency updates, real estate development matters, funding opportunities, and other business items scheduled for Board consideration.

- The Committee also agreed that discussion of the proposed Board Meeting Code of Conduct would not move forward to the upcoming Joint Board agenda and would instead continue through the Executive Committee and Board Retreat process.

There were no public comments.

7. CLOSED SESSION

The Committee recessed into Closed Session to discuss matters related to real property negotiations as listed on the agenda.

There was no reportable action.

8. ADJOURNMENT

There being no further business to come before the Executive Committee, the meeting adjourned following Closed Session.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners