



Meeting Book - Executive Committee

October 20, 2026

5:00PM

1331 Fulton Street

1st Floor

Talos Room

FRESNO, CA, 93721



Meeting Book - Executive Committee

1. Call to Order

2. Approval of Agenda

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

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 up to 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 Previous Executive Committee
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6. Discussion Matters

- a. Governance
- b. Administrative Matters
- c. Executive Director Update
- d. Real Estate Development Update
- e. Review of the Draft Board Agenda

8. Adjournment

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

Tuesday, September 8, 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 September 8, 2026, at the Fresno Housing Mosaic Room 2nd, Floor located at 1260 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Chair Cary Catalano at approximately 5:22 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
Tyron Roderick Williams, CEO/Secretary

ABSENT: None

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

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

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

MOTION PASSED: 7-0

3. PUBLIC COMMENT

A member of the public requested a copy of Fresno Housing's Emergency Transfer Plan, specifically as it relates to the Housing Choice Voucher program. General Counsel Craig Armstrong advised that the request for the document would be processed in accordance with the California Public Records Act.

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Adopted:

There was no public comment

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. ACTION ITEMS

a. Consideration of the Minutes of the Meeting for August 11, 2026

Chair Catalano abstained from consideration of the minutes due to his absence from the August 11, 2026 meeting.

MOTION: Commissioner Ramos moved, seconded by Commissioner Idsvoog to approve the minutes as posted.

MOTION PASSED: 6-0-1

ABSTAINED: Chair Cary Catalano

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams reported that there were no updates regarding the vacancy created by Commissioner Chaney's absence and that additional matters would be discussed in Closed Session.

- There were no public comments.

b. Administrative Matters

- Mr. Williams reported that the Agency was moving forward with staff alignments. Additional information regarding administrative matters would be discussed in Closed Session.

There were no public comments.

c. Executive Director Update

Tyrone Roderick Williams, CEO provided the following updates:

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Adopted:

- Mr. Williams provided an update on upcoming Agency and community events, including the State of Affordable Housing event scheduled for September 18, 2026, and the upcoming Habitat for Humanity event. He noted that Commissioners had received event information and that seating had been reserved based on responses received.

There were no public comments.

d. Real Estate Development Update

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

- Christina Stokes-Johnson provided updates on current real estate development activities. She reported that the Herndon and Hayes property was scheduled for consideration by the Fresno City Council on September 17, 2026, regarding the purchase and sale agreement.
- Mrs. Stokes-Johnson also reported that an appeal had been filed regarding the Victory Village tax-credit application following a reduction in tiebreaker points related to the treatment of County services funding.
- For the Sanger Homeownership Homes, the fourth of five home sales was anticipated to close shortly, and a buyer had been approved for the fifth and final home.

There were no public comments.

e. Review of the Draft Board Agenda

The Committee reviewed the following principal agenda items:

- Consent Agenda: Previous Board meeting minutes; architectural services contracts for Cordelia Commons and La Guardia Commons; and approval of a side letter agreement related to union negotiations.
- Information Items: Public hearing and presentation regarding the 2027 Agency Annual Plans; Chief Executive Officer update; Commissioner comments; and Real Estate Development update.
- Action Items: Fiscal Year 2025 audited financial statements for the City and County Housing Authorities and approval of the 2027 Agency Annual Plans.

There were no public comments.

7. CLOSED SESSION

The Committee recessed into Closed Session to discuss:

The Executive Committee entered Closed Session to discuss the following matters:

a. Conference with Labor Negotiators

Agency Representatives: Tyrone Roderick Williams, Jeff Cardell, and Michael Duarte

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Adopted:

Employee Organization: SEIU Local 521

b. Conference with Real Property Negotiators

Property: 2597 S. Richelle Avenue, Fresno, CA; APN 481-390-43

Negotiating Parties: Housing Authority of the City of Fresno and OPS Villas LP

c. Conference with Real Property Negotiators

Properties: 2150 S. Elm Street and 430 B Street, Fresno, CA; APNs 467-173-19 and 478-074-26

Negotiating Parties: Housing Authority of the City of Fresno and AMCAL Summer Hill Fund LP

d. Conference with Real Property Negotiators

Properties: Vacant lots near California Avenue between Kern Street and Waterman Avenue, Fresno, CA;

APNs 467-245-07T, 467-245-08T, 467-246-01T, and 467-262-03T

Negotiating Parties: Housing Authority of the City of Fresno and City of Fresno

There was no reportable action.

8. ADJOURNMENT

There being no further business to come before the Executive Committee, the meeting adjourned at approximately 6:02PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

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Adopted: