

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION
HELD JULY 25, 2011**

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Vice Chair Elizabeth Williams at 6:39 p.m. Present: Vice Chair Elizabeth Williams and Directors Josh Stewart, Tom Espinoza, Kevin Healy and Andrew Jackson. Absent: Chair Alan Styles. Also Present: Starla Warren, President/CEO HDC. Also in attendance HACM Staff: Lynn Santos, Director of Finance. Recorder: Kimmy Nguyen

COMMENTS FROM THE PUBLIC: None

CONSENT AGENDA

A. Minutes—Approval of Minutes of the Regular Board Meeting held June 27, 2011

Upon motion by Director Stewart, seconded by Director Jackson, the Board approved the minutes for the Regular Board Meeting held June 27, 2011. Motion carried with the following vote:

AYES: Williams, Stewart, Espinoza, Healy, Jackson
NOES: None
ABSENT: Styles

INFORMATION

A. Monthly Development Report – June 2011

Ms. Warren stated that the Development report this month focuses on the LP sites. She commented that things are going well and wanted to point out that Chair Styles asked that a strategic planning session be set for HDC. Ms. Warren suggested that the session could be held concurrently with the HACM retreat that was mentioned at the HACM Board meeting.

Director Stewart asked how long the planning session would be (or about the length of the session). Ms. Warren responded that it will be closely aligned with the HACM business. She stated that the organizations have the same Board and the goals are relatively shared with HDC having a larger focus on Development. Director Espinoza wanted clarification on what the planning session would be in reference to. Ms. Warren stated it would be about HDC and what its goals are as an affiliate of HACM and how to move the organization forward. She explained that the Board would have an open discussion relative to their concerns or comments in regards to that. Ms. Warren stated that both organizations also have a very outdated strategic plan which could be discussed at another time. After further discussion, the Board felt that the HACM retreat and the HDC strategic planning session should be held separately since they are regarding two different objectives and the HACM retreat would require a lot of time. Ms. Warren stated that she will provide an outline of what will be discussed at the session so the Board can make a determination as to whether or not the retreat should be held concurrently.

CLOSED SESSION

The Board convened to Closed Session at 6:44 p.m.

The Board met in Closed Session for the following purposes and reason:

A. Closed Session: Government Section 54957(1)(a): Real Estate Matters
ACTION: No actions were taken in closed session

The Board reconvened to regular session at 7:30 p.m.

July 25, 2011

DIRECTOR COMMENTS

Director Healy thanked Ms. Warren for a very comprehensive presentation.

Director Espinoza commented "Ditto" towards Director Healy's comments.

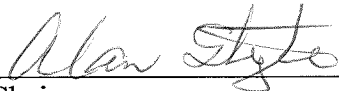
Director Stewart commented that it was very educational.

Director Jackson thanked Ms. Warren for the smoothness in the way things are going.

Director Williams thanked staff and thanked Ms. Warren for making it easier for the Board to understand. She really appreciated it.

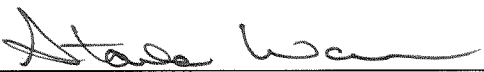
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:31 p.m.



Chairman

ATTEST:



President/CEO

8/23/11

Date