

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD JANUARY 23, 2012**

Commissioners met at the Central Office. Chair Elizabeth Williams called the meeting to order at 5:07 p.m. Present: Chair Elizabeth Williams, Vice Chair Kevin Healy, and Commissioners Josh Stewart, Alan Styles, Tom Espinoza, and Andrew Jackson. Also Present: Jean Goebel, Executive Director; Lynn Santos, Director of Finance; Joni Ruelaz, Housing Programs Manager; Pat Wyatt, Human Resources Manager; Starla Warren, Fee for Service Director of Development; and Tom Griffin, Legal Counsel. Recorder: Sandy Tebbs

Commissioner Healy arrived at 5:08 p.m.

COMMENTS FROM THE PUBLIC:

Socorro Vasquez commented she was the Union Steward for the employee members of the Housing Authority and stated we just wanted to basically say that we're asking the Board of Commissioners to act responsibly by allowing the bargaining process to continue without imposing a salary freeze while we're at the bargaining table. The Housing Authority presented to the Union that they weren't able to provide a raise because of pending budget cuts, which is why the workers have proposed to implement a salary increase only after we received news on the budget. The workers are being responsible, understanding and reasonable and they're just asking that the Board of Commissioners be fair and allow the bargaining process to continue without imposing an illegal salary freeze. Thank you.

Ellie Pinson commented she was a Section 8 Housing Inspector and stated basically HACM workers are dedicated to providing necessary services to vulnerable members of the community and we have not received a raise in over four years. HACM is adopting a new budget in item 8B that includes a salary freeze while we're still bargaining at the table. This is bad faith bargaining and unlawful given that we are still bargaining over a wage freeze. We are struggling just like everyone else to keep our homes and our families healthy. On behalf of workers and their families, we are requesting that the Board of Commissioners send its team back to the bargaining table to bargain in good faith and without an unlawful freeze in salaries.

Vivian Brennand commented she was an employee of the Housing Authority and she has been proudly employed here for ten years. She stated, after hearing what has just been said, I would like to encourage and implore one of the Commissioners to join the bargaining team. We are currently in active, open negotiations with the HACM negotiating team; however, we received information that they are going to report to you tonight that we have decided to have a salary freeze. The Board and Staff noted that was not an agenda item tonight. Ms. Brennand stated that it was in the budget. Ms. Santos responded that was not the intent of the revised budget; the intent was to make updates for things that had changed. She stated the union negotiations were still in process so Staff didn't know those changes yet. Ms. Brennand further commented that was correct and she apologized but she wanted to make sure because when she received this it said salary freeze to remain in effect for the full year when we are still actively in open negotiations. She stated she was a little confused about this and wanted clarification. Ms. Santos responded that it meant we were revising the budget only for specific things that we could already quantify. Ms. Brennand further stated the employees here would like to engage the Commissioners in a dialogue of getting to know you so you can get to know us. We invite you to come and be part of this negotiating process. We would be happy to have any one of you join us on this negotiating team. The employees would like a dialogue with you on what happens here on a daily basis and this would be a nice first step—so that you are clear and concise about what happened. Thank you for your time.

Henry Soria commented that he was the Internal Organizer working with SEIU local 521 and was the staff representative working with the bargaining team of your employees. He stated just as a point of clarification, your item 8B as is stated in here includes the salary freeze for the full year; it's still on the agenda and it's still being put forward for consideration by the Board of Commissioners. He stated now I submit to you that if this agenda item is approved with the salary freeze that will be an unfair labor practice (because) we're currently in open bargaining right now and by tying down the bargaining process and imposing a salary freeze when we're at the table shows the lack of good faith bargaining and is actually illegal. Mr. Soria stated, so I would suggest that it be removed from the agenda for consideration just to allow the bargaining process to move forward. And it is also concerning to me from a point of labor relations that when we're at the bargaining table, our members are being told that the agency cannot afford to give raises to their workers because of cuts that may or may not be coming from the federal government, but at the same time you have an item—item 8C—that includes a contract of employment for the current and interim Executive Director giving her a salary increase of about \$20,000. It's kind of—from what side are we talking here, are we going to have budget cuts or not. We were told that if we gave salary increases there would be layoffs and we already have a break-even budget, but now we're giving someone a pay increase and it sends a conflicting message to where exactly we are. So we're asking for a transparent process and again we're inviting a member of the Board of Commissioners to come in to listen to find out exactly what is happening at the bargaining table because we don't think you're getting the full story and certainly if you can find the money to give someone a \$20,000 pay increase, certainly you cannot impose a salary freeze for the entire agency. It just doesn't seem very fair to me especially since these people have not had a salary increase for four years. And I do want to touch--because I'm sure this will be going into closed session—on an email today from Human Resources that the agency is rejecting our proposal. Our counter-proposal to the agency was—our first proposal was for a 10% increase; the agency came back and said no, we don't have money we're proposing zero but you're welcome to provide a counter-proposal. So we said fine, okay we're going to change our proposal—modify it—and our current counter-proposal is that if there come cuts from the federal government then we'll come back and renegotiate the wage article after we're given a salary increase. Today I received an email that the agency is rejecting our proposal. The agency is refusing to negotiate in good faith with us. Not only are you imposing a salary freeze, you're rejecting our proposals—not providing us a proposal—and at the time you are telling us there's going to be budget cuts but giving someone a \$20,000 raise. It doesn't seem to me that this agency values its employees and I hope the Board of Commissioners would have a different opinion about what's going on and that you will put your feet back in and take advantage of our invitation to come to the bargaining table. Thank you very much. Mr. Soria stated he wanted to provide copies of two letters to the Board; the Chair requested he provide the letters to the Clerk of the Board.

Edna Williams commented that she has been a participant in the Housing Choice Voucher Program for ten years and she came to this county about a year and half ago. She stated she has been illegally terminated and was going to sue the Board. She further commented that she has been discriminated against and also harassed by her landlords and HACM staff. Ms. Williams stated loudly that she wanted more time to speak and show photos.

Donna Deiss commented she was a representative of the Tri-County Tenants Rights Union. She stated she believes that Edna Williams is disabled and is forced to deal with things that don't make any sense in the legal writings she has read. She stated the basic thing is that this house is substandard due to electrical and hot water. She stated Edna Williams feels this is a retaliatory eviction because of her activism. Ms. Deiss stated she wanted to represent Edna Williams because she's upset right now and it is very difficult when you're facing eviction to take rejection on top of losing your home. Ms. Deiss stated she would like to submit documents to the Board; the Chair requested she provide the documents to the Clerk of the Board.

(Note: Donna Deiss later requested the documents be returned to her; the Clerk of the Board notified the Board and complied with her request.)

CONSENT AGENDA

A. Minutes - Approval of Minutes of the Regular Board Meeting held December 12, 2011

Upon motion by Commissioner Healy, seconded by Commissioner Styles, the Board approved the Consent Agenda. Motion carried with the following vote:

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

REPORTS OF COMMITTEES

Personnel Committee: Commissioner Espinoza reported the Committee didn't meet but the agenda items were on the agenda.

Finance/Development Committee: Commissioner Styles reported everything is on the agenda.

Monterey County Housing, Inc.: Ms. Warren reported Mr. Rose was sick tonight but there is a MCHI meeting scheduled for tomorrow night; in addition to their newest member of the Board, another individual is expected to accept (being a Board member) tomorrow evening.

Affordable Acquisitions: Same as MCHI.

Monterey County Housing Development Corporation and LP's: Ms. Warren reported HDC will not be meeting this month because there are no items to consider; she will make her report at February's meeting.

REPORT OF SECRETARY

A. Executive Report

Ms. Goebel reported we continue to make the payments to the OIG as required. The payments should be done by the middle of March. She further stated we will be having procurement training next month on the 7<sup>th</sup> and 8<sup>th</sup> to meet the final item on the audit.

OLD BUSINESS

A. HACM Board Retreat

Ms. Goebel stated this item was brought back to the Board to talk about the process for retaining a consultant to lead the strategic planning retreat. We have to go through the procurement process and staff will need a scope of work from the Board for this process.

During a short discussion, Commissioners Espinoza and Williams volunteered to be on an Ad Hoc Committee for the Strategic Planning Retreat. It was further noted that an email had been forwarded to the Board members to provide comments on what they would like to have on the retreat agenda; the deadline for their comments is January 31, 2012.

B. NAHRO Legislative Conference

During a short dialogue regarding the Legislative Conference, Commissioner Stewart stated he would not be attending the Legislative Conference, but he would like to attend the PSWRC Conference in Monterey and the NAHRO Fall Conference in Nashville.

It was decided that Commissioners Styles, Healy, and Jackson along with the Executive Director would be attending the NAHRO Legislative Conference. Ms. Warren responded in the affirmative when asked if HDC would be assisting with the expenses of the three Commissioners. She also commented that the appointments being made with the legislators and HUD just need to be firmed up.

NEW BUSINESS

A. Resolution 2722: Troubled Agency Recovery Memorandum of Agreement with HUD

Ms. Goebel explained that this is the troubled agency recovery agreement with HUD and is required in order to work our way out of troubled status for Public Housing. Legal Counsel has reviewed it and has no issues with it. She stated that we have to create a sustainability plan for the agency with milestones that we set for ourselves to get us out of troubled status.

Commissioner Stewart stated he would like everything he says to be part of the record. He stated he was concerned about the appointing agency being involved because they have never been this involved since his 17 years on the Board. Ms. Goebel noted that it is part of HUD's agreement and they are the ones in control at this point, but HUD is looking to us to get ourselves out of troubled status and if we don't then HUD will go back to the Board of Supervisors.

Commissioner Williams stated that the Clerk of the Board has been reviewing the Board of Supervisor's agenda for this item so that she, Ms. Goebel and Ms. Santos can go before that Board to apprise them that we have complied with the agreement. To Commissioner Stewart's question whether Supervisors Parker and Potter received a copy of this agreement, it was noted that they should have received copies.

Mr. Griffin stated that HUD uses this agreement with an agency that hits the troubled agency status whether the troubled agency is one that has significant issues to their survivability and their ability to work themselves out and those that are almost worked out by the time the contract hits the desk of the Executive Director. The key portion of the agreement has to do with Exhibit A which is what the agency does to determine two things: 1) What the milestone is going to be. 2) How are they going to get there. Mr. Griffin further stated that it seems to be that this agency has been given basically the same requirements that you would have even if you weren't on troubled status, which is namely to get acceptable passing scores. That's what we have to achieve and we would have to achieve that in any event. We're coming up with some ideas on how we're going to do that. And it's my understanding to a certain extent some of the scoring is in the hands of HUD already and we're simply waiting for them to complete what's in place. I think being able to articulate that to the Board of Supervisors will give them some confidence that things are well on the way to coming off of this status, but I don't think that you're allowed to negotiate with HUD as to whether or not they're going to be part of the contract.

Commissioner Stewart asked Legal Counsel if there is a paper trail in reference to other Housing Authorities that have been in this same predicament but also have had an appointing agency involved. Mr. Griffin responded that he believes that it is standard, but he could get a letter from the individual heading up this investigation to confirm that. Ms. Goebel noted that there are other Housing Authorities that have been troubled whose appointing authority has been their Board of Supervisors.

Mr. Griffin responded to question from Commissioner Stewart that he thinks that if they didn't have assurances from HUD that things were on the mend and that they weren't seeing the progress, then they would consider all their options. And this agreement basically says that if you don't meet the required milestones then all options are on the table.

Commissioner Espinoza asked how long do we have to create this sustainability plan. Ms. Goebel responded 45 days. She further noted that we are not obligated to create this plan until we sign the agreement. To another query regarding milestones, Ms. Goebel responded that we need to get to be a Standard Performer financially because we already are a Standard or better Performer in the other areas. We estimate our scores will be Standard for FY 2011 but we haven't received them yet so that's a milestone. The Board meets regularly and those are regular milestones that we meet now. In conversation with Mr. Schneller from HUD, he thought we already had completed most of the issues we had; there was one issue that maintenance staff needed to report to Property Management and that has been completed. She further explained that the new format of the troubled agency recovery team uses a four level status and we fell in number one which is self-correcting and at this level HUD will not spend a lot of time with us. She envisions creating a sustainability plan interacting with the Board and Staff and present it to

the Board of Supervisors after our Board approval; she doesn't expect the Board of Supervisors will want to manage this.

Commissioner Williams noted that she and Commissioner Stewart meet with their appointing Supervisor about every six months to apprise the Supervisor what is happening with the Housing Authority and to answer any questions they might have. She recommends that the other Commissioners meet periodically with their appointing Supervisor.

Upon motion by Commissioner Healy, seconded by Commissioner Espinoza, the Board adopted Resolution 2722, authorizing the Chair of the Board of Commissioners and the Executive Director to sign the Recovery Memorandum of Agreement between HACM and HUD. Motion carried with the following vote:

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

B. Resolution 2723: Revised Agency Operating Budget for the Fiscal Year Beginning July 1, 2011 and ending June 30, 2012

Ms. Santos reported that prior to the start of the current FY there wasn't a lot of information regarding the funding for CY 2012 which is 50% of our budget for 2011/2012 so the Board requested a revised budget when information became available; last fall the Finance/Development Committee also talked about this issue and Staff noted a revised budget would be brought to the Board in January.

Ms. Santos stated in preparing this budget we were addressing only major things that we were now aware of. Some of it being the funding from HUD, some of it being a better guess at the funding from HUD, and some related to personnel changes that were approved as part of the personnel complement. At this point we have an Executive Director position that is filled; that position was already budgeted for at a higher rate than the rate that is currently in the budget so that is a savings. The Finance/Development Committee was reluctant to approve a negative budget relating in part to Section 8 fees being anticipated to be significantly lower in January through June of 2012. HUD is going to decrease the admin fee proration rate from 83% to 75%; that funding notification was received last week. The Section 8 admin fees affect not only the Section 8 department but also the administrative overhead portion because we get part of our funding from the units that are leased up.

To query from Commissioner Stewart regarding whether there is a comparison effect between Resolutions 2722 and 2723 and if this is part of the correction process, Ms. Santos responded not directly. Staff was being prudent from a financial standpoint in recognizing that some of our funding was changing. We also incorporated some savings into this budget related to vehicles that were turned back in for Force Account and Section 8. There were a couple of sites that utilities had been poorly budgeted in the beginning. Ms. Santos stated that the disposition of 101 was a major change and that seven months of income and expense were taken out. To another query, Ms. Santos responded that the original budget was based on break-even and the Executive Director position had been budgeted higher so there is a savings. She stated even with the savings, we are still looking at an increasing budget deficit as a result of the funding shortfalls, but we will not know about the operating fund subsidy until the end of January which could cause another revision. She stated she would leave it to the Board with all the comments made tonight whether or not they want to move forward with approving the budget or want to delay it or send it back to staff. Ms. Santos clarified that the comment on the freezing of the salaries was intended to state that we didn't make any changes from the original budget.

To query by Commissioner Espinoza to clarify the budget as revised does include the salary freeze for the FY July 2011 through June 2012 and that we are not actually implementing a new salary freeze, Ms. Santos responded in the affirmative. Commissioner Healy asked if the deficit budget as being presented as a revision today represents a very conservative perspective relative to our revenue streams. Ms. Santos replied in the affirmative. Commissioner Stewart asked if

there was anything else out there that we are not aware of on the admin fee. Ms. Santos responded in the affirmative and stated that HUD has given us preliminary notice that our HAP funding will be significantly down from \$33M closer to \$31M. She reminded that as HAP costs per unit go up, tenants' incomes are going down so our portion of HAP goes up and the number of units we can lease is lower. To query from Commissioner Stewart regarding vouchers, Ms. Santos stated we need to lease up more than we have now but if we were to lease all of the 4,224 vouchers then we would be considered over leased and HUD would make us pay for that out of our own funds. Ms. Goebel noted as our cost per voucher increases, the number of vouchers that we can serve decreases based on the amount of funding that HUD gives us; we can never exceed the amount of money HUD gives us. Ms. Santos stated we also have to be careful to maintain the lease-up because the funding for the following year is based on how many we leased up the previous year so it is a tricky balance.

Commissioner Stewart asked Ms. Santos whether she foresees the budget coming back to the Board with another revision before the next scheduled budget go-round. Ms. Santos replied to some degree because there's only a limited amount of staff and lots of things to consider so it is a question of priorities and whether or not that is what the Board wants Staff to do. She reiterated that we did not look at every single line item on this budget and didn't address to that level of detail because some things fluctuate. It is a matter of what information the Board is going to want to have going forward. To query from Commissioner Williams, Ms. Santos affirmed that the original budget proposal for 2010/2011 had a salary freeze. To query by Commissioner Espinoza regarding item number 3 at the end of Resolution 2723, Ms. Goebel responded that the Commission has to authorize any change to the MOU so the negotiating team works in good faith with the SEIU negotiators; they bring back what they believe is a good acceptable plan that the Housing Authority can live with and that the Union can live with so ultimately it is the Board of Commissioners that decide what we are going to do.

Ms. Goebel commented that the Finance/Development Committee and the Board gave Staff directions to deal with the disposition of Haciendas which we knew would have an impact on the Public Housing budget as a whole and clearly affects the bottom line of HACM as well. The unknowns about funding for Section 8 and Public Housing were things that we were primarily focusing on in this budget revision as directed by the Board.

Upon motion by Commissioner Stewart, seconded by Commissioner Jackson, the Board adopted Resolution 2723, approving the Revised Agency Operating budget for FY 2011-2012. Motion carried with the following vote:

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

C. Employment Agreement for Executive Director

Upon motion by Commissioner Healy, seconded by Commissioner Styles, the Board approved the employment agreement for the Executive Director, Jean Goebel. Motion carried with the following vote:

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

D. Schedule for Annual Plan – Information Only

Ms. Goebel reported that the Annual Plan is provided every year. The plan will go out the middle of next week for public comment for 45 days and a meeting will be called with the tenants on the Annual Plan Advisory Board to get their feedback; Ms. Warren will also have a presentation on capital funds at this advisory board meeting. Staff then puts it all together and submits it to the Board for approval at the same meeting as the Public Hearing.

INFORMATION

A. Finance Report

Ms. Santos reported we did get the extension on the HELP loan. Ms. Goebel explained the extension is for two years to extend out the \$500K loan with \$150,000 down. To query whether HDC was going to fund this, Ms. Warren responded in the affirmative. She further stated that HDC had the cash but with the issue relative to RDA's this was a better approach for us to maintain liquidity. To another query regarding pre-payment penalty, Ms. Warren noted there is no pre-payment penalty but stated that we probably could pre-pay as soon as things become more certain in the financial arena for RDA and know where that low mod is going to come from. To Commissioner Stewart's query regarding interest on the loan, Staff responded it is at 3%. No action required.

B. Human Resources Report

Ms. Wyatt stated she has some updates to her report. We have finally filled the Accounting II and IT Associate positions and these individuals will start on Monday. The 9/80 alternate work schedule has been voted on and it passed with a 2/3 majority vote so we will be proceeding with that process. To Commissioner Healy's question, Ms. Wyatt reported the three open claims are carried over from last year; there are no new claims for this year.

Commissioner Stewart asked if the Accounting II position goes to HDC; Staff responded in the negative. That position was in HACM Finance Department and is not a new position; the previous person moved to a position in the Property Management department. An individual had accepted an offer for this accounting position, but backed out at the last minute when their employer at the time came back with a better offer; they elected to stay with that organization. Ms. Warren responded that she doesn't recall whether that HDC position had been approved in their personnel complement, but currently the process with HACM Finance department is working out okay.

No action required.

C. Development Report

Ms. Warren reported regarding RDA that the SB 659 bill that would have allowed Redevelopment Agencies to continue past the February 1st deadline has failed, but there is another bill, SB 654 that is a provision for the continuation of some type of low mod income housing increment. She stated she would report on this bill at a later time but this bill came out of one committee with an 8-0 vote. Ms. Warren further reported that the City of Monterey may be interested in HACM doing their RDA housing portion, but most of their 58 units have down payment assistance so discussion will continue with the City of Monterey regarding this issue. She also stated that she thinks the City of Monterey has about \$5M out in loans which eventually would go on our balance sheet but a detailed analysis has not yet been done.

Ms. Warren stated she was sure King City doesn't want to do anything regarding their Redevelopment Agency. She stated the jurisdictions that have decided to become the successor agencies do not know what they are doing yet because there are too many unanswered questions. Some agencies borrowed from their housing fund to pay the State and now they have to pay that back and that money goes to the housing agency. With regard to program income, the State has been silent. Ms. Goebel noted we don't want to take on something that's going to cost us money to do; we should at least cover our costs and preferably get something from it. Commissioner Healy stated with that in mind, is there any new information on being able to take an allotment from a given agency and pick out the good things. Ms. Warren responded that agencies are still

reeling from this so she is just checking to see what might be available. Commissioner Williams suggested she proceed with caution.

Ms. Warren further reported there is a Choice Neighborhoods program that replaces the Hope VI program; she stated HDC has applied for this in the past but it revolves around a public housing development. HUD's mapping tools need the area to have 45% low income people and a higher level of crime, so we couldn't score very well on this type application. The City of Salinas has come forward recently with CASP to do an application but they can't do it without public housing so they are meeting today with these folks regarding their application for a \$30M implementation grant. There are other parameters that we don't want such as a poor REAC score and structural deficits and bad building designs. Ms. Warren noted that she will suggest they target the East Alisal area with our vision being to take our smaller public housing developments and buy up buildings on either side for development that would make a significant impact in those communities. She further commented that we might do a collaboration with them but they would be providing the money and also be the lead agency. Commissioner Styles noted that he could show some possible areas to do this that already back some of our properties. Ms. Goebel noted that HUD has done so few of these grants and these are for the whole country and typically the funding goes to the big cities. Ms. Warren responded that she didn't want to discourage them and stated we would assist by doing the housing component. Commissioners Williams and Styles noted that it can't hurt us to participate.

Ms. Warren thanked the Commissioners for attending the Haciendas Ground Breaking ceremony; it was a great day and very good event. No action required.

#### D. Property Management Report

Ms. Goebel reported there has been a lot of networking back and forth between the Eligibility and Property Management departments and HDC. That networking continues in order to get Haciendas out of the disposition process, change in ownership, moving residents out, and getting vouchers to those that need vouchers. Then Staff created the new project in Yardi so that the money could be put where it belongs. The Yardi portion has finally been accomplished, but Staff is still working on some Section 8 things; it has been an intense five months. No action required.

#### E. Asset Management Report

Ms. Goebel reported as mentioned by Ms. Santos we received notification that we got our \$367K grant for Pueblo Del Mar so that will fund us for another year; we have to do this every year and it is not an easy task. As part of the Coalition of Homeless Service Providers Continuum of Care, it is a huge grant that goes in for the whole County, we are only one part of it. She noted we also got 14 vouchers for Shelter Plus Care renewed. No action required.

#### F. Housing Programs Report

Ms. Ruelaz reported her department is focused on leasing up; there have been changes in staff due to people being out on medical leave. Commissioner Stewart asked what the turn-around time was for leasing. Ms. Ruelaz reported the average turn-around time is five to seven days once we are assigned RTA. Ms. Goebel noted it also depends on whether Staff has to schedule an inspection with the contractor for PBV, which is not a HACM inspector. To another query from Commissioner Stewart on whether this budget has any impact on the FSS program, Ms. Ruelaz responded that FSS funding is separate. Ms. Goebel stated the grant for FSS was renewed. Commissioner Healy asked about the outcome of the ground breaking for Haciendas and whether Ms. Ruelaz was able to speak with Assemblyman Alejo; Ms. Ruelaz responded in the affirmative. No action required.

Commissioner Williams noted she has requested that the John Stewart Company report that shows lease-ups again be added to the Development Report.



COMMISSIONER COMMENTS

Commissioner Espinoza thanked Ms. Warren and Ms. Goebel and all the HDC and HACM Staff that worked so hard for the last four or five months on Haciendas and the wonderful event that he was able to attend. He stated it is nice for the Commissioners to be able to see something positive like this where you really know you are impacting to better people's lives. He stated he is excited to get to see how Haciendas progresses through Phase One. He again thanked everyone.

Commissioner Styles thanked everyone also; he stated the ground breaking ceremony was an absolutely wonderful event. He stated he thinks that the folks that were honored there were really very happy and he understands that they plan to come back for the opening. Commissioner Styles further commented they are a great family and the event was tremendous and very well done. He congratulated Staff and everybody that put that ceremony together. He stated that was probably the best thing that we've had happen to us in a long time. It was good.

Commissioner Healy commented he would reiterate what his colleagues have said and especially to Ms. Santos for putting together the revised budget despite the challenges. He reiterated what he expressed in the Finance/Development Committee which is he really appreciated the opportunity to attend the tax credit developers conference and stated he learned a lot more about these really complex transactions that we're entering into and it was also interesting to hear these conference goes with the majority representing the East Coast and hear them talking about the situation with the California RDA and how that's potentially going to impact the industry going forward. It was really worthwhile and he appreciated that opportunity. He stated he was sorry that he wasn't able to attend the ground breaking ceremony for Haciendas but it sounds like it was one for the ages.

Mr. Griffin stated he thinks tonight was an interesting evening sitting at the table and he thinks that it showed the challenges and the hard work and the accomplishments so you got all three things tonight. He stated, you saw the challenges that you have, you saw the accomplishments that we're hearing about and you saw the hard work from the people that make it all possible. He further stated, he was very impressed with this agency.

Commissioner Jackson commented way to go team!

Commissioner Stewart commented he appreciated the cupcake. Everyone wished Commissioner Stewart a Happy Birthday. He further stated to those he had not spoken to before, Happy New Year to everyone and hopefully this year will be much better than last year. He stated we've got some challenges (ahead) that are going to be very critical. He thinks this meeting tonight was minor compared to some previous meetings at Rippling River. Commissioner Stewart stated other than that he would like to reiterate what everyone said about Staff and to just hang in there and make it work.

Commissioner Williams wished Commissioner Stewart a Happy Birthday. She also thanked Staff; she stated she knows that Staff works very hard and sometimes the challenges that we have from people can be very frustrating but she stated that you don't have to take abuse from anyone and that's why you have a supervisor and that's why you have Ms. Goebel and that's why Ms. Goebel has the Chair of the Board.

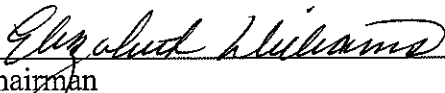
Commissioner Williams further commented that the ground breaking ceremony was wonderful; the taco truck was also a big hit. It was wonderful to have Sylvia Panetta there; she noted that it was on the news that evening and that was nice. She stated the family that was there was very happy and it is nice to show that side of Salinas and the good things that are happening. She stated she is very proud of all the staff that worked really hard and continues to work very hard and especially Ms. Warren and Ms. Goebel who pulled it all together and was able to make these

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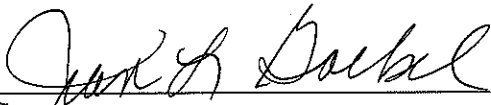
things happen and she appreciated that. She reminded that Commissioner Styles will be departing for vacation next month.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:34 p.m.

  
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Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

2-28-2012  
Date