

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION
HELD MAY 21, 2012

Directors met at the Central Office. The meeting was called to order by Chair Alan Styles at 8:27 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams and Directors Josh Stewart, Kevin Healy, Tom Espinoza, and Andrew Jackson. Also Present: Starla Warren, President/CEO HDC; Jean Goebel, HACM Executive Director; and Lynn Santos, HDC Treasurer Fee-for-Service/HACM Director of Finance. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC:

Antony Tersol from the Solex Company, one of the bidders on the Haciendas Solar project, stated that his company was not chosen even though they were the low bid. He stated, we protested that. In that process, we wrote a letter and a copy was sent to each of you for the last board meeting; you ought to have that. I'm here not to argue the merits but simply to ask what the appeal process is—how to go forward. Am I to appeal it to you or is there another body. If you are appealing something, you (generally) don't appeal it to the same person who you're appealing. It is not clear from the RFP how to proceed. And I haven't been answered so that's why I'm here—it's simply that—how do we proceed?

Commissioner Styles stated, we really can't reply now—but we will make sure that somebody gets back to you.

Mr. Tersol stated he appreciates that. Thank you very much.

The Chair thanked Mr. Tersol and stated he was sorry for the long wait.

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held April 23, 2012

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

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

INFORMATION

- A. Monthly Development Report

Ms. Warren responded to query regarding brokers' license status that she has her application ready but she has been very busy with development activities. She stated that she will get that moved forward as soon as possible. Ms. Warren reminded the Directors they had received the information on Portola Vista at the HACM meeting earlier tonight.

Ms. Warren stated there are several future agenda items noted below that will be coming to the Board next month and that meeting may be a long one. She noted these items would go through the HDC committees as well.

Ms. Warren reported that the RFP for Oak Park Phase I came in with a high bid of \$15.7M. Our internal estimate was \$15.5M so this is an excellent outcome and includes a solar budget of \$1.7M. To another query, she noted this is a net zero energy project. Director Espinoza requested an update on Rippling River be forwarded to him via email.

Ms. Warren asked whether the special all-day meeting for HACM would include HDC. Chair Styles responded in the affirmative. Ms. Goebel responded that it depends on what the focus will be but we probably need perspectives from HACM and HDC.

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Director Espinoza reminded that at one meeting we were talking about contract services that HACM could provide and possibly selling those services to other agencies; therefore, it is not just that HDC can be a source of revenue moving forward but there may be more opportunities for HACM as well. Director Healy noted that an example would be where someone was doing bookkeeping or accounting functions for another agency for a fee.

FUTURE AGENDA ITEMS

- A. Salvage Policy
- B. Conflict of Interest Code
- C. Procurement Policy
- D. Service Awards
- E. Job Descriptions

DIRECTOR COMMENTS

Director Jackson commented brevity is his kind of meeting.

Director Stewart thanked Ms. Warren for a great job.

Director Williams thanked Staff.

Director Espinoza thanked the Chair for a brief meeting and further thanked HDC Staff for their hard work.

Director Healy thanked Ms. Warren and stated he was sorry he had to miss the tour today during the conference.

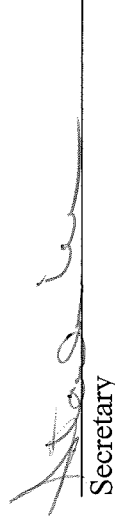
Ms. Warren stated she had a correction and the projection for Oak Park Phase I was actually \$15.5M and the high came in at \$15.4M. She stated that is still above excellent to be able to project the market.

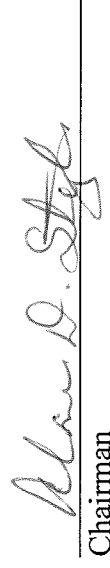
Director Styles thanked Staff for their excellent work and commented for that bid to come in like that is unreal; he stated very few do that so his congratulations to all. Ms. Warren noted it was just a little bit of work; there were three bidders and the low was \$14.9M.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:34 p.m.

ATTEST:


Secretary


Chairman

JUNE 26, 2012
Date