

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**MONTEREY COUNTY HOUSING AUTHORITY**  
**DEVELOPMENT CORPORATION**  
**HELD DECEMBER 17, 2012**

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 5:07 p.m. Present: Directors Alan Styles, Elizabeth Williams, Kevin Healy, Andrew Jackson and Charmaine Scott. Absent: Vice Chair Tom Espinoza. Also Present: Starla Warren, President/CEO. Also in attendance HACM staff: Jean Goebel, Executive Director and Lynn Santos, Director of Finance. HDC Staff: Carolina Sahagun, Senior Community Development Planner; Marilyn Rose, Senior Finance Officer and Ray Helali, Senior Construction Manager. MCHI Staff: John Rose, President. Recorder: Kimmy Nguyen

**CLOSED SESSION**

**The Board convened to Closed Session at 5:08 p.m.**

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

- A. CONFERENCE WITH LEGAL COUNSEL – Existing Litigation: Government Code Section 54956.9(a): Thomas M. Sears v. HDC

**ACTION:** No actions were taken in closed session

The Board reconvened to regular session at 5:25 p.m.

**COMMENTS FROM THE PUBLIC:** None

**CONSENT AGENDA**

- A. Minutes—Approval of Minutes of the Regular Board Meeting held November 19, 2012

Upon motion by Director Williams, seconded by Director Healy, the Board approved the minutes for the Regular Board Meeting held November 19, 2012. Motion carried with the following vote:

AYES:

Styles, Williams, Healy, Jackson, Scott

NOES:

None

ABSENT:

Espinoza

**NEW BUSINESS**

- A. Resolution MDC-99: Authorization of FYE 2012- 2013 Budget

The proposed budget was prepared jointly by Ms. Warren and Ms. Santos. It was discussed and reviewed at the Finance and Development Committee Meeting. Ms. Warren gave an overview of the 2012-2013 budgets to the Board and stated that this demonstrates what is anticipated in terms of cash. To Director Williams's queries, Ms. Warren responded that the HELP Loan amount is set aside for possibly a negotiation with CALHFA on two loan extensions. She commented to the extent that we can push that off, the better off we are. Director Healy commented that this was reviewed in some detail at the Finance and Development Committee Meeting. He thanked Ms. Santos for including the P & L columns which was requested. Relative to Director Williams question earlier, Director Healy mentioned that the Committee talked about potentially utilizing some of the balances reflected on the budget and liquidating it to the HELP loan or other commitments but it doesn't seem to make any sense to do so. Ms. Warren further responded that the developer fees are shared with HACM in some of Phase I in Haciendas and HACM will get paid when HDC gets paid.

Upon motion by Director Healy, seconded by Director Williams, the Board adopted Resolution MDC-99 approving the FYE 2012- 2013 Budget. Motion carried with the following vote:

AYES:

Styles, Williams, Healy, Jackson, Scott

NOES: None  
ABSENT: Espinoza

B. Appointments

Ms. Warren stated that whenever HACM changes their appointments, it impacts HDC. She commented that we try to have the meetings occur at times that complement the HACM composition and now it's proven to be a bit difficult. Ms. Warren explained that if a HACM Personnel Committee Meeting has the same composition as the HDC Finance and Development Committee Meeting, they can just come to one meeting and roll into the HDC committee meeting. She stated that as it is right now, we don't have the right composition on the Committees to do that.

The Board had a lengthy discussion regarding the schedule and appointments. Ms. Warren mentioned that we do not meet often with the HDC Personnel Committee meetings. Therefore, Director Styles requested that the Personnel Committee meeting be changed to an Ad Hoc Personnel Committee meeting and assign Directors as needed. Regarding the Finance & Development Committee meeting, Director Styles commented that he does not want to make any changes before he discusses it with Director Espinoza. He further commented that he might change the whole meeting schedule around. Director Styles requested that Director Scott get back to him regarding her schedule before he makes any decision. He further requested that this item be put back on the agenda in January.

**INFORMATION**

A. Monthly Development Report

Ms. Warren mentioned that she has delayed the Oak Park 1 close a couple of weeks due to USDA. Director Healy wanted to reiterate to the Board regarding the H2A Program and explained that the H2A Program is a farmworker housing program through the federal government. He stated that from his perspective, there is a huge and continually growing number of opportunities in this arena. Director Healy commented that there was discussion in the Finance and Development Committee about possibly leveraging the marketing or through some other means trying to potentially expand HDC's presence into the larger local agricultural community. Director Healy stated that we want to try to get our name out there to agricultural operations that potentially might want to develop/rehabilitate H2A housing. He emphasized again how huge this opportunity would be.

Ms. Warren reported that we are in the National Novogradac's Tax Credit Magazine December issue. She mentioned that this is our fourth national publication this year. The Board congratulated HDC.

B. Property Management Report

Nothing to add to the report.

**DIRECTOR COMMENTS**

Director Scott commented that this is another great meeting and she learned a lot. She is grateful for everyone being here and she wishes everyone a very good year.

Director Williams commented "Happy Holidays" and thanked everyone for all the work they do. She especially wanted to thank Ms. Warren on all the hard work she has done all year. Director Williams further commented that she knows sometimes the Board is not as easy to get along with as they should be, but that's what keeps everyone going. She thanked Ms. Warren again for all her hard work.

Director Healy thanked everyone for an excellent 2012. He is excited about the marketing campaign and the tremendous opportunities that await in 2013. He commented "Happy Holidays".

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Director Jackson commented that with the load Ms. Warren carries, she is something else. He further commented that Ms. Warren does such good work.

Director Styles congratulated staff on a great year. He commented that it has been tremendous and he looks forward to 2013. He further commented "Happy Holidays to everyone and their families and hopefully 2013 will be a better year for this organization".

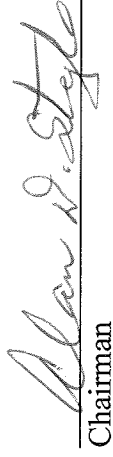
**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.

ATTEST:

  
\_\_\_\_\_  
President/CEO

1/29/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman

