ACTION

MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MAY 21, 2018

Commissioners met at the Central Office. Vice Chair Mary Jo Zenk called the meeting to order at 6:40 p.m. Present: Vice Chair Mary Jo Zenk and Commissioners Elizabeth Williams, Kevin Healy, Viviana Gama, and Yessica Ramirez. Absent: Chair Kathleen Ballesteros and Commissioner Rita Dady. Also Present: Kirk Mann, Director of Finance; Maria Madera, Director of Housing Programs; Shannon Tonkin, Director of Housing Management; Pat Wyatt, Human Resources Manager; and Carolina Sahagun, HDC Senior Community Development Planner. Recorder: Sandy Tebbs.

COMMENTS FROM THE PUBLIC: Maria Elizondo complained about issues in the Property Management Department, and Virginia Alvarado complained about a fence down between her property and Parkside Manor.

PRESENTATION: Vice Chair Zenk presented a Certificate of Service to Maria Madera for 30 years; the Board thanks Ms. Madera for her many years of dedicated service to the Housing Authority.

CONSENT AGENDA

A. Minutes – Approval of Minutes of the Regular Board Meeting held April 23, 2018
B. Minutes – Approval of Minutes of the Special Board Meeting held May 14, 2018

Upon motion by Commissioner Gama, seconded by Commissioner Healy, the Board approved the Consent Agenda. Motion carried with the following roll-call vote:

YES: Zenk, Williams, Healy, Gama, Ramirez
NOES: None
ABSENT: Ballesteros, Dady

REPORTS OF COMMITTEES

Personnel Committee: Commissioner Zenk reported the committee did not meet this month.
Finance/Dev Committee: Commissioner Williams reported items are on the agenda.
Monterey County Housing, Inc.: & Affordable Acquisitions: Mr. Mann reported the MCHI Board met on May 9th. Commissioner Gama further reported May 9th was her last MCHI meeting and Mr. Mann’s first meeting. They went through appointments and financials as well as accepted the tax returns. The fence mentioned in public comments was also discussed at the MCHI meeting.

REPORT OF SECRETARY

A. Executive Report:

Mr. Mann reported in Ms. Goebel’s absence that there was nothing to add to the report. Commissioner Zenk noted she was approached by Supervisor Parker’s office about the future of Pueblo Del Mar and that we have not been occupying it because the McKinney Act term end was coming to an end. Mr. Mann replied he would follow-up on this issue. Commissioner Zenk also stated that Supervisor Parker would like HACM to maintain this program; Commissioner Zenk stated she told them HACM is subsidizing this program and this might be a good time to start talking about what the future program should look like. The County is very interested in keeping this type of program because it has been successful in reuniting families and they may be interested in leasing this property from HACM.

NEW BUSINESS

A. Resolution 2931: Approval of 2018 Success Rate Payment Standard set at 110% of the 50th Percentile

Upon motion by Commissioner Williams, seconded by Commissioner Healy, the Board adopted Resolution 2931, authorizing approval of the 2017/2018 Success Rate Payment Standards. Motion carried with the following roll-call vote:
YES: Zenk, Williams, Healy, Gama, Ramirez
NOES: None
ABSENT: Ballesteros, Dady

B. Resolution 2932: Approval to update the 2017 HCV Administrative Plan

Upon motion by Commissioner Williams, seconded by Commissioner Gama, the Board adopted Resolution 2932, authorizing the addition of the RAD PBRA policy to the HCV Administrative Plan. Motion carried with the following roll-call vote:

YES: Zenk, Williams, Healy, Gama, Ramirez
NOES: None
ABSENT: Ballesteros, Dady

C. NAHRO Conferences

Some Commissioners expressed interest in attending the NAHRO Summer Conference and they will let the Clerk of the Board know before June 4th if they can attend the conference.

D. Resolution 2933: Authorization for the Executive Director to Execute a contract with J&R Cleaning Services to provide Interior Janitorial andVacant Unit Cleaning.

Upon motion by Commissioner Williams, seconded by Commissioner Ramirez, the Board authorized the Executive Director to execute a contract with J&R Cleaning Services to provide interior janitorial and vacant unit cleaning services. Motion carried with the following roll-call vote:

YES: Zenk, Williams, Healy, Gama, Ramirez
NOES: None
ABSENT: Ballesteros, Dady

INFORMATION

A. Finance Report

Mr. Mann reported he had nothing to add to his report. To query on his concerns, Mr. Mann replied getting the RAD documents submitted for payment.

B. Human Resources Report:

Ms. Wyatt reported she had nothing to add to her report.

C. Development Report

Ms. Sahagun reported she had nothing to add to Ms. Warren’s report.

D. Property Management Report

Mr. Mann reported in Ms. Tonkin’s absence that notification has been received that we will have a Management Occupancy Review in September for the RAD properties.

E. Housing Programs Report

Ms. Madera reported she had nothing to add to her report.

F. Strategic Goals:

Commissioner Zenk noted there wasn’t anything to discuss on the Strategic Goals.

The Board convened to Closed Session at 7:25 p.m.

CLOSED SESSION

The Board of Commissioners met in Closed Session for the following purpose and reason:

A. Government Code Section 54956.8 (235 Martella Street, Salinas, CA 93901):

HACM negotiators Jean Goebel and Kirk Mann

ACTION: The Board gave direction for the Executive Director regarding this negotiation.
B. Government Code Section 54957.6: CONFERENCE WITH LABOR
NEGOTIATORS AGENCY DESIGNATED REPRESENTATIVES: Kirk Mann,
Pat Wyatt, and Vivian Brennand
EMPLOYEE ORGANIZATION: Service Employees International Union 521

ACTION: No action taken.

The Board reconvened to regular session at 7:35 p.m.

COMMISSIONER COMMENTS:

Commissioner Healy congratulated Ms. Madera for her 30 years of loyal service to HACM. He further wished bon voyage to Commissioner Williams and thanked her for her 12 years of loyal service on the Board. Commissioner Healy officially requested a Closed Session on the June Board agenda regarding personnel matters; Commissioner Zenk agreed. Commissioner Healy next noted he was concerned that no red flags were raised regarding the crisis for RAD. Commissioner Healy also requested a presentation on how MCHI/MCHI-AA came into being and their purpose. He further stated he was chagrined to hear the two public comments.

Commissioner Gama stated the Board will miss Commissioner Williams; she is a good friend and is still seen as a mentor with a lot of knowledge.

Commissioner Ramirez congratulated Ms. Madera for her 30 years of service; she thanked Commissioner Williams for all her years of service, dedication to the community, and making a difference with her selfless service to others. Commissioner Ramirez said she was disheartened to hear the public comments and she thinks there should be some type of overall evaluation.

Commissioner Williams congratulated Ms. Madera for her 30 years of service and Ms. Mulholland on her retirement. She next thanked Mr. Mann for standing in for Ms. Goebel this evening. She thanked her fellow Board members for their good times together and she wishes Commissioner Ramirez good luck and to not be disheartened; she stated this Board has peaks and valleys and currently it is in a little valley but soon they will be back up to a peak. Commissioner Williams further stated she has all the confidence in the world that the Board and Staff will bring this Housing Authority back to where it has always been; we have always been looked at as number one. Commissioner Williams said she is not going to say goodbye; she is just going to say until we meet again.

Commissioner Zenk congratulated Ms. Madera for her 30 years of service and Ms. Mulholland on her retirement. She noted that Commissioner Williams is leaving quite a gap on this Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:52 p.m.

Chairman

ATTEST:

Secretary

6-27-18