

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD AUGUST 25, 2003**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:02 p.m. Present: Chair Alan Styles and Commissioners: York Gin, Mike Nichols, Josh Stewart, and Carol Schneider. Absent: Vice Chair Lyn Ann Rosen and Commissioner Timothy Escamilla. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Rosie Anderson, Director of Housing Assistance Programs; Jean Goebel; Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs.

Chair Styles requested everyone take part in the Pledge of Allegiance and that it be made a part of the Board meetings.

**PRESENTATION**

**Presentation of NAHRO award for Jardines Del Monte by Chair Styles:**

Chair Styles presented the NAHRO Award of Merit for Program Innovation and Community Revitalization for Jardines Del Monte to the Executive Director, Jim Nakashima. The Board thanked Pat Dwire, Senior Community Development Planner, for the good job in submitting the application for the award.

Chair Styles reported on his trip to the NAHRO Conference in Tampa, Florida. He stated that partnerships will play an important part of housing authorities' successes for the future. He further reported that certification training for Commissioners was approved at the conference, but the final product has not been completed.

**COMMENTS FROM THE PUBLIC:**

Stanley Reiger, Rippling River resident, wanted it to be on record that he attended tonight's Board meeting.

Mr. Nakashima commented not one finding was found in the HUD inspection of Pueblo Del Mar Community Center and files; the inspector commented it was one of the finest housing authorities she has seen and an example of collaborative efforts. He further commented that Dr. Wayne Clark and Mr. Bob Egnew will be presenting a paper on the success of the Pueblo Del Mar Program.

**CONSENT AGENDA**

- A. Minutes-Approval of Minutes of the Special Board Meeting held July 7, 2003**
- B. Minutes-Approval of Minutes of the Regular Board Meeting held July 28, 2003**
- C. Resolution 2169: "Cooperation Agreements" with Various Jurisdictions**
- D. Risk Control Plan, Policy, and Resolution 2174**
- E. Board Action Items by Resolution or Motion**
- F. Resolution 2175: Change in Personnel Complement**

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

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**REPORTS OF COMMITTEES**

Finance/Development Committee  
Personnel Committee  
Monterey County Housing, Inc.  
Affordable Acquisitions

Commissioner Stewart, Chairman  
Commissioner Nichols, Chairman  
Commissioner Tim Escamilla, Representative  
Commissioner Tim Escamilla, Representative

Commissioner Nichols noted there would be a MCHI meeting on Wednesday. No action required.

**REPORT OF SECRETARY**

A. Executive Report: Mr. Nakashima reported he felt that the issue that the County Board of Supervisor raised after the June Board meeting at Rippling River should be put on public record and therefore is in his report. To Board query, Ms. Zenk noted that the Opportunity Center works closely with HACM's FSS clients. No action required.

**OLD BUSINESS**

**A. Resolution 2176 – Authorization to Obtain Line of Credit**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2176, Authorization to obtain Line of Credit with Community Bank, with the change to paragraph 5 of the resolution to read, . . . the Executive Director to execute a \$4.0 million line of credit with Community Bank with a negative pledge of the existing . . . . Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart  
NOES: Schneider  
ABSENT: Rosen, Escamilla

**NEW BUSINESS**

**A. Resolution 2170: Revitalization of East Alisal**

Upon motion by Commissioner Stewart, seconded by Commissioner Schneider, the Board adopted Resolution 2170, Resolution authorizing staff to further develop and investigate appropriate strategies to promote revitalization in the East Alisal area of the City of Salinas. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**B. Resolution 2171: Conversion of Old Office Building**

Upon motion by Commissioner Schneider, seconded by Commissioner Nichols, the Board adopted Resolution 2171, Conversion of Old Office Building, authorizing the Executive Director to negotiate with social service providers to develop and fund a Community Resource Center at the former office building to service public housing residents in the area. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**C. Resolution 2172: Disposition of two modular buildings**

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board adopted Resolution 2172, Disposition of two Modular Buildings, authorizing the Executive Director to donate or dispose of the two modular buildings located in King City and to recognize the loss on the financial statements. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**D. Resolution 2173: Closing Waiting Lists**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2173, Authorization to Close Applications for Section 8 Housing Choice Voucher Program, Low-Rent Conventional, Site-Based Waiting Lists for Monterey and Gonzales Low Rent-Conventional Housing Program, and Lakeview Towers effective October 31, 2003. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**E. Procedures For Election of Officers**

Chair Styles appointed Commissioners Stewart and Gin to the Election Committee and stated he would also talk to Commissioner Escamilla on whether he would be able to serve on that Committee also. The Board decided the vote would be via Secret Ballot. The Election Committee will provide names to be placed on the ballots to the Clerk to the Board prior to the September Board meeting.

**F. Set Date for Budget Allocation Workshop**

The Board tabled this agenda item for the September Board meeting.

**G. Resolution 2177: Proposed Development – Bardin Townhomes**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2177, Resolution of the Commission of the Housing Authority of the County of Monterey authorizing Development Director to enter into negotiations with certain property owners in the City of Salinas to purchase real estate and develop an affordable homeownership project; and authorizing the Executive Director to execute such documents as are necessary for the development of the project. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Stewart, Schneider  
NOES: None  
ABSENT: Rosen, Escamilla

**INFORMATION**

Commissioner Stewart requested agenda item C be pulled in order to provide an update regarding Rippling River to Mr. Stanley Reiger.

**C. Status Report: Monthly Development Report :**

Ms. Warren reported that an update was provided to Ms. Billek and Ms. Waymire for the residents' meeting. Staff has met with the residents about four times to talk about unit design and site selection; the architect is currently working on the design of the community room which will be discussed at the meeting next week. Staff also will be forwarding a housing cooperation law agreement to the Board of Supervisors and others for their cooperation in the redevelopment at the airport. Currently 56% of the residents have signed up to say they concur with the airport as a location. Ms. Warren noted that HACM is also on the Land Use Advisory Committee's agenda for September 8<sup>th</sup> to provide a Rippling River update. Mr. Nakashima reiterated that the Board of Commissioners meetings are public and open meetings. Chair Styles thanked Mr. Reiger for attending tonight's meeting and requested a copy of Ms. Warren's report be provided to Mr. Reiger. Mr. Reiger thanked the Board and stated he attended the meeting for various reasons and the update on Rippling River was a plus.

- A. Administrative Report and Summary of Actions for July/August 2003**
- B. Status Report: June 2003 Financial Statements and July 2003 Disbursements**
- D. Status Report: Monthly Housing Management Report**
- E. Status Report: Eligibility/Section 8 Reports**
- F. Quarterly Cash Report**
- G. Legislative Update**
- H. Legislative Correspondence**

**COMMISSIONER COMMENTS**

Commissioner Nichols thanked the Board and staff for the sympathy cards and flowers.

Commissioner Stewart welcomed back the Executive Director from his leave.

Commissioner Styles commented the Board was glad to have the Executive Director back also.

The Board recessed to a break at 7:35 p.m. and reconvened to Closed Session at 7:40 p.m.

**CLOSED SESSION**

The Board of Commissioners met in Closed Session for the following purposes and reasons:

A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: Real Property Negotiations  
ACTION: No action taken.

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54957: PUBLIC EMPLOYMENT PERFORMANCE EVALUATION Title: Executive Director  
ACTION: No action taken.

The Board reconvened to regular session at 8:07 p.m.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:07 p.m.