

**AGENDA
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
REGULAR MEETING
BOARD OF COMMISSIONERS**

DATE: **Monday, February 27, 2006**

TIME: **6 p.m.**

PLACE: Housing Authority of the County of Monterey
Central Office
123 Rico Street
Salinas, CA 93907

1. CALL TO ORDER (Pledge of Allegiance)

2. <u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Chair Alan Styles	_____	_____
Vice Chair Josh Stewart	_____	_____
Commissioner York Gin	_____	_____
Commissioner Timothy Escamilla	_____	_____
Commissioner John Dalessio	_____	_____
Commissioner Richard Rangel	_____	_____
Commissioner Merri Bilek	_____	_____

3. PRESENTATION: Tax Credit and Bonds Presentation

4. COMMENTS FROM THE PUBLIC

5. CONSENT AGENDA

Items on the Consent Agenda are considered routine and, therefore, do not require separate discussion. However, if discussion is necessary or if a member of the public wishes to comment on any item, the item may be removed from the Consent Agenda and considered separately. Questions of clarification may be made by Commissioners without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- A. Minutes—Approval of Minutes of the Regular Board Meeting held January 23, 2006
- B. Minutes---Approval of Minutes of the Joint HACM/MCHI Board Meeting held January 23, 2006
- C. Minutes---Approval of Minutes of the Special Board Meeting held February 8, 2006
- D. Resolution 2398: Approve Land Lease from HACM with Tynan LLC
- E. Resolution 2400: Approve Section 8 Requisition Budgets 2006/2007

6. REPORTS OF COMMITTEES

<u>Personnel Committee</u>	Commissioner Josh Stewart, Chairman
<u>Finance/Development Committee</u>	Commissioner Tim Escamilla, Chairman
<u>Monterey County Housing, Inc.</u>	Commissioner Josh Stewart, Representative
<u>Affordable Acquisitions</u>	Commissioner Josh Stewart, Representative
<u>Ad Hoc Committee for Rippling River</u>	Commissioner Tim Escamilla, Chairman
<u>Resident Advisory Council</u>	Commissioner Richard Rangel, Representative

7. REPORT OF SECRETARY

- A. Executive Report

8. OLD BUSINESS

- A. Resolution 2402: Revised Rippling River Lease and Grievance Procedure
- B. Land Lease Model

- C. Recommendations from HACM to MCHI

9. NEW BUSINESS

- A. Resolution 2394: Management/Confidential Positions Salary Adjustments
- B. Resolution 2395: Revised Sex Offender Lease Amendment
- C. Resolution 2397: Authorizing the selection of tax credit equity partners related to the financing of Tynan Village apartments in Salinas, California
- D. Resolution 2399: Authorizing the issuance, sale and delivery of two series of revenue bonds related to the financing of Tynan Village apartments in Salinas, California
- E. Resolution 2401: Authorization to make partial award for Design Phase of Greenfield Townhome Project
- F. Resolution 2403: Award Rehabilitation Construction Contract for Rippling River project Pending Funding Awards
- G. Request guidance regarding Veterans Transition Center accounts receivable

10. INFORMATION

- A. Administrative Report/Summary of Actions Jan/Feb 2006
- B. Status Report: December 2005 Financial Statements and January 2006 Disbursements
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Housing Management Report
- E. Status Report: Eligibility/Section 8 Reports
- F. Status Report: Software Migration Update
- G. Legislative Update
- H. Media Update
- I. Quarterly Cash
- J. Temporary Positions & Consultant for Tynan Village Construction & Rippling River Rehabilitation
- K. Follow-up & Referral items

11. COMMISSIONER COMMENTS

12. CLOSED SESSION

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

- A. With respect to every item to be discussed in closed session pursuant to Government Code Section 54956.95: LIABILITY CLAIMS:
Claimant: Charles I. King; Agency claimed against: Housing Authority of the County of Monterey

13. ADJOURNMENT

This agenda was posted on the Housing Authority's Bulletin Boards at 123 Rico Street, Salinas, CA.
The Board of Commissioners will next meet at the regular Board meeting on Monday, **March 27, 2006 at 6:00 p.m.**

(m:\execdir\bdmem\agenda12306doc)