

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

DATE: **Monday, August 28, 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. COMMENTS FROM THE PUBLIC

4. 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 July 24, 2006
- B. Resolution 2448: Amend Personnel Complement and Job Descriptions for Organizational Change for Development Department
- C. Resolution 2449: Acknowledging the selection of the General Contractor for Benito FLC, LP
- D. Resolution 2450: Office of Migrant Services Standard Agreement Contract #06-OMS-811 (RD)

5. 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
<u>Monterey County Housing Development Corporation</u>	Jim Nakashima, President
<u>Tynan Village, Inc.</u>	Jim Nakashima, President
<u>Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>Rippling River Affordable Housing LLC & LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC, & Benito FCL, LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC & Benito Street Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC & Monterey Affordable Housing LP</u>	Jim Nakashima, Authorized Signature

6. REPORT OF SECRETARY

- A. Executive Report

7. NEW BUSINESS

- A. Resolution 2451: Change to HACM Personnel Policy 130 - Employment Status

8. INFORMATION

- A. Administrative Report/Summary of Actions June/July 2006
- B. Status Report: June 2006 Financial Statements and July 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. Legislative Correspondence
- I. Media Update
- J. Quarterly Cash Report
- K. Management Assessment Subsystem Actual Scoring
- L. Follow-up & Referral items

9. CLOSED SESSION

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

- A. With respect to every item of business to be discussed in closed session pursuant to Section 54956.9: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Subdivision (a) of Section 54956.9)

Housing Authority of the County of Monterey vs. Steven Calderone
Monterey County Superior Court Case No. M 79886

Housing Authority of the County of Monterey vs. Amber Compoc
Monterey County Superior Court Case No. M 79952

Housing Authority of the County of Monterey vs. Elizabeth Ayon
Monterey County Superior Court Case No. M 79951

Housing Authority of the County of Monterey vs. Jacque Abrams
Monterey County Superior Court Case No. M 79982

Housing Authority of the County of Monterey vs. Mike Nilson
Monterey County Superior Court Case No. M 80002

- B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS;
PROPERTY: 5315 Carmel Valley Road, Carmel, CA 93923
AGENCY NEGOTIATOR: Jim Nakashima, HACM Executive Director, Starla Warren, Director of Housing Development
NEGOTIATING PARTY: Jim Nakashima, HACM Executive Director & Carmel Overview Limited Partnership;
UNDER NEGOTIATION: Terms of Payment and price

10. COMMISSIONER COMMENTS

11. 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, September 24, 2006 at 6:00 p.m.
