

**ACTION  
MINUTES OF THE SPECIAL BOARD MEETING  
OF THE  
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
HELD APRIL 27, 2006**

Commissioners met at the Central Office. The meeting was called to order by acting Chair Josh Stewart at 12:03 p.m. Present: Acting Chair Josh Stewart, and Commissioners: York Gin, Richard Rangel, and Merri Bilek. Absent: Commissioner John Dalessio, Commissioner Timothy Escamilla and Chair Alan Styles. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; Meredith McCormack, Human Resources Manager, Bryan Dove, Community Development Planner, Marilyn Rose, Development Analyst, Della Dalton, Temporary Administrative Assistant. Recorder: Caritina Carbajal.

Chair Alan Styles and Commissioners Timothy Escamilla and John Dalessio called in absent.

**COMMENTS FROM THE PUBLIC:**

Commissioner Stewart asked to Amend Agenda to add item 5E under New Business the Restated Money Purchase Pension Plan. This document came from Mass Mutual today. This document will allow an employee to withdraw IRA rollover money from their own account if needed for emergency situation. A motion was made by Commissioner Stewart, seconded by Commissioner Bilek to Amend Agenda and move add this item as 5E on the agenda. All approved. Motion carried.

**OLD BUSINESS**

**A. Resolution 2426: Approve loan documents with the County of Monterey for \$1.3 million loan for the rehabilitation of Rippling River and authorize the Executive Director to execute these documents**

Ms. Zenk stated that the Joint Ad Hoc Committee is going to meet on Monday, May 1, 2006 to discuss final steps for execution of documents. The County loan documents protect the existing residence as far as their rent structure. Ms. Zenk passed out a matrix showing how some of the issues got resolved. They are using HOME funds and 8 out of the 79 units will use HOME funds and then they will follow the tax credit requirements going forward. The Chart showed the four outstanding items that are still problematic in these documents.

Mr. Nakashima stated that if we do not close by May 11, 2006, the bid is void. He emphasized the importance of this matter.

Upon motion by Commissioner Gin, seconded by Commissioner Bilek, the Board adopted Resolution 2426, Approval of loan documents with the County of Monterey for \$1.3million loan for the rehabilitation of Rippling River and authorize the Executive Director to execute these documents with the four corrections. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**NEW BUSINESS**

**A. Resolution 2427: Accept and adopt the Relocation Plan for the rehabilitation of Rippling River**

Mr. Nakashima stated that HACM would like to keep the moves to a minimum of once to temporary unit and then once more to new unit. Staff talked about sending a letter to Rippling River residents to help them understand the relocation plan and renovation process and that they could not go back to their original unit due to the tight construction leasing schedule. Commissioner Rangel agreed that a letter would be a good way of communication to them. Commissioner Stewart asked staff to send a letter out to residents and a copy of this letter to Board of Supervisors.

Upon motion by Commissioner Rangel, seconded by Commissioner Gin, the Board adopted 2427, to accept and adopt the Relocation Plan for the rehabilitation of Rippling River. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**B. Resolution 2428: Approve sale of land and improvements to Rippling River Affordable Housing Limited Partnership and authorize Executive Director to execute land sale and note**

Ms. Zenk stated that we need a resolution to execute the sale of the property. HACM is going to sell Rippling River to the Limited Partnership for \$8,070,000. The Limited Partner is going to pay the Housing Authority back as cash flow. After fifteen years (end of the tax credit compliance period), HACM buys back the property and eliminates the Limited Partnership.

Upon motion by Commissioner Gin, seconded by Commissioner Bilek, the Board adopted Resolution 2428, approving sale of land and improvements to Rippling River Affordable Housing Limited Partnership and authorize Executive Director to execute land sale and note. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**C. Resolution 2429: Authorize the Executive Director to sign the Property Management Agreement with the Rippling River Affordable Housing, LP for the property located at 53 E. Carmel Valley Road, Carmel Valley, California**

Upon motion by Commissioner Bilek, seconded by Commissioner Rangel, the Board adopted Resolution 2429, Authorizing the Executive Director to sign the Property Management Agreement with the Rippling River Affordable Housing, LP for the property located at 53 E. Carmel Valley Road, Carmel Valley, California. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**D. Resolution 2430: Authorize Executive Director to execute a Development Agreement between Monterey County Housing Authority and the Rippling River Affordable Housing LP for the rehabilitation of Rippling River**

Upon Motion by Commissioner Gin, seconded by Commissioner Bilek, the Board approved Resolution 2430, Authorizing Executive Director the execution of a Development Agreement between Monterey County Housing Authority and the Rippling

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River Affordable Housing LP for the rehabilitation of Rippling River. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**E. Restated Money Purchase Pension Plan**

Ms. McCormack reported that this document came from Mass Mutual today. This document will allow an employee to withdraw rollover money from their account if needed for emergency situation.

Upon motion by Commissioner Bilek, seconded by Commissioner Gin, the Board approved the Restated Money Purchase Pension Plan. Motion carried with the following vote:

AYES: Stewart, Gin, Rangel, Bilek  
NOES: None  
ABSENT: Styles, Dalessio, Escamilla

**COMMISSIONER COMMENTS:**

Commissioner Bilek stated that there was a statement that was passed out by Ms. Helaine Clark at the last Board Meeting that had her name on it. She would like to clarify that she had absolutely nothing to do with that and she has no idea why her name was printed on that particular document.

Commissioner Rangel requested that the letter to the Rippling River residents be sent as soon as possible.

Commissioner Stewart wished staff good luck.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 12:41 p.m.

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Chairman

ATTEST:

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Secretary

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Date