

**ACTION
MINUTES OF THE SPECIAL BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION
HELD FEBRUARY 23, 2009**

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 7:48 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Directors Josh Stewart, John Dalessio, and Richard Rangel. Absent: Directors York Gin and Merri Bilek. Also Present: Jim Nakashima, Executive Director; Tony Caldwell, Chief Administrative and Operations Officer; Rosie Anderson, Director of Housing Assistance Programs; Jean Goebel, Director of Asset Management and Compliance; Starla Warren, President & CEO of MCHDC; Lynn Santos, Director of Finance; and Shelley Giancola, Human Resources Manager. Recorder: Sandy Tebbs.

COMMENTS FROM THE PUBLIC: None

NEW BUSINESS

A. Accept Minutes from meeting on Monday, January 26, 2009

Upon motion by Director Stewart, seconded by Director Rangel, the Board accepted the minutes of the January 26, 2009 Special Board meeting. Motion carried with the following vote:

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

B. Accepting Resolution MDC-33: Amended & Restated By-Laws

Upon motion by Director Williams, seconded by Director Stewart, the Board adopted Resolution MDC-33, accepting the amended and restated Bylaws. Motion carried with the following vote:

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

C. Accepting Resolution MDC-34: Job Descriptions

Upon motion by Director Rangel, seconded by Director Williams, the Board adopted Resolution MDC-34, accepting the Job Descriptions for President/CEO, Senior Construction manager,

Community Development Planner, Development Specialist, and Senior Finance Officer-Development. Motion carried with the following vote:

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

D. Accepting Resolution MDC-35: Organizational Policies

Upon motion by Director Williams, seconded by Director Stewart, the Board adopted Resolution MDC-35, accepting amended organizational policies as recommended by the Ad Hoc Committee. Motion carried with the following vote:

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

E. Accepting Resolution MDC-36: Award Architectural Contract for Haciendas

Upon motion by Director Dalessio, seconded by Director Rangel, the Board adopted Resolution MDC-36, accepting Paul Davis Architects as the Architect firm for the Haciendas project. Motion carried with the following vote:

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

DIRECTORS COMMENTS:

Director Williams thanked Ms. Warren, Mr. Caldwell, and Ms. Nguyen and crew for the hard work and timeliness of putting together the large binder of information for this meeting. She stated that Ms. Nguyen got the changes on a Wednesday and had the final product out to the Directors on Friday. She also thanked Ms. Giancola for reviewing policies for correctness overnight when she was sick.

Ms. Giancola asked if she could also comment about working directly with Ms. Nguyen and the amount of work she did and how efficient and timely she worked; she, too, was very impressed with Ms. Nguyen and thanked her for her hard work.

Director Stewart suggested a request for a resolution for Director Rangel be submitted to the Board of Supervisors.

Director Dalessio commented that he has said this before, but wants to say again that Director Rangel's position was dead when he came on board and now it is alive.

February 23, 2009

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:59 p.m.

Chairman

ATTEST:

Secretary

Date