

AGENDA
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
ANNUAL MEETING
BOARD OF COMMISSIONERS

DATE: **Monday, September 28, 2009**
TIME: **6 p.m.**
PLACE: Housing Authority of the County of Monterey
Central Office
123 Rico Street
Salinas, CA 93907

TELECONFERENCE:
53 E. Carmel Valley Road #615
Carmel Valley, CA 93924

1. CALL TO ORDER (Pledge of Allegiance)

2. <u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Chair Alan Styles	_____	_____
Vice Chair Elizabeth Williams	_____	_____
Commissioner Josh Stewart	_____	_____
Commissioner Merri Bilek (Teleconference)	_____	_____
Commissioner Tom Espinoza	_____	_____
Commissioner Kevin Healy	_____	_____
Commissioner Andrew Jackson	_____	_____

3. COMMENTS FROM THE PUBLIC

4. PRESENTATION: HACM Yearly Review

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 June 22, 2009
- B. Minutes—Approval of Minutes of the Special Board Meeting held July 13, 2009
- C. Minutes---Approval of Minutes of the Regular Board Meeting held August 24, 2009
- D. Resolution 2614: FY 2009 Management Assessment Subsystem Scores

6. REPORTS OF COMMITTEES

<u>Personnel Committee</u>	Commissioner Merri Bilek, Chairman
<u>Finance/Development Committee</u>	Commissioner Elizabeth Williams, Chairman
<u>Monterey County Housing, Inc.</u>	Starla Warren & Tony Caldwell, Representatives
<u>Affordable Acquisitions</u>	Starla Warren & Tony Caldwell, Representatives
<u>Resident Advisory Board</u>	Tony Caldwell/Michelle Michado, Representative
<u>Monterey County Housing Development Corporation</u>	Starla Warren, President

TVI & Tynan Village Affordable Housing LP
Rippling River Affordable Housing LLC & LP
MCHADC & Benito FLC, LP
MCHADC & Benito Street Affordable Housing LP
MCHADC & Monterey Affordable Housing LP
MCHADC & Fanoe Vista, LP

Starla Warren, Authorized Signature
Starla Warren, Authorized Signature
Starla Warren, Authorized Signature
Starla Warren, Authorized Signature
Starla Warren, Authorized Signature
Starla Warren, Authorized Signature

7. REPORT OF SECRETARY

A. Executive Report

8. OLD BUSINESS

A. Organizational Structure

9. NEW BUSINESS

- A. Resolution 2613: HACM Job Description – Operations Planner/Scheduler
- B. Resolution 2615: Acceptance of Audited Finance Statements for Year Ending June 30, 2008
- C. Resolution 2616: Approve REVISED renewal of \$4,000,000 Line of Credit with Rabobank
- D. Resolution 2618: Authorize submittal of application to Joe Serna, Jr. Farmworker Housing Grant Program for proposed multi-family rental project known as Tynan Village Apartments
- E. Resolution 2619: Acknowledging the selection of the Contractor for the ARRA Solar Retrofit Project
- F. Procedures/Election of Officers
- G. Change Meeting Dates for December

10. INFORMATION

- A. Financial Report: Finance Update
- B. Human Resources Report /Summary of Activity September 2009
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Property Management Report
- E. Status Report: Monthly Asset Management Report
- F. Status Report: Eligibility/Section 8 Reports
- G. Status Report: Administrative Report
- H. Legislative Update
- I. Media Update

11. CLOSED SESSION

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

- A. Closed Session: Government Section 54957.9(b)(B):Potential Litigation: regarding contract with Wald Ruhnke Dost
- B. Closed Session: Government Section 54956.8: Conference with Real Property Negotiators: Property: 30 East Market Street, Salinas, CA
Negotiating Parties: James Nakashima, Starla Warren, and Tony Caldwell

12. COMMISSIONER COMMENTS

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, October 26, 2009** at 6:00 p.m.
