

DRAFT

REGULAR MEETING OF THE MARIN COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS HELD TUESDAY, SEPTEMBER 14, 2010, AT 9:19 A.M.

Roll Call

Present: Commissioner Adams; Commissioner Simon; Commissioner McGlashan;
Commissioner Kinsey; Commissioner Arnold

Absent: Commissioner Brown; Commissioner Passmore

1a. APPROVAL OF MINUTES

M/s Commissioner Adams - Commissioner Kinsey to approve the minutes of the meeting of August 3, 2010.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1b. OPEN TIME

Affordable Housing

North Bay Family Homes President and CEO Clark Blasdell expressed support for Executive Director Dan Nackerman and staff and briefly commented on the good job they are doing.

Tenant Council

Homestead Tenant Representative Jeri Kunen thanked the Board for the election of the Tenant Council and requested a list of the Tenant Council members.

Building Permits

A Paradise Cay homeowner addressed the Board regarding a Board of Supervisors matter in regards to building permits.

1c. BOARD OF COMMISSIONERS' MATTERS

Building Permits

Commissioner Charles McGlashan briefly commented on building permits at Paradise Cay.

Typographical Error

Commissioner Simon noted a typographical error on Item F.

Executive Director Dan Nackerman noted a correction of dates from September 1, 2010,-August 31, 2010 to September 1, 2010,-August 31, 2012.

1d. EXECUTIVE DIRECTOR'S REPORT

U.S. Department of Housing and Urban Development ("HUD")

Executive Director Dan Nackerman reported that on September 1, 2010, the U.S. Department of Housing and Urban Development ("HUD") dismissed all charges in a 2009 Section 3 complaint by Golden Gate Village Resident Council.

Non-Profit Boards

Mr. Nackerman briefly commented on the reinstatement of two Marin Housing Authority ("MHA") Non-Profit Boards that oversee four non-HUD properties, noted that the next meeting will be held October 6, 2010, and briefly commented on new Board members.

Marin Housing Authority's Annual Plan

Mr. Nackerman briefly commented on MHA's Annual Plan to HUD.

Agency-Wide Council Elections

Mr. Nackerman reported that the agency-wide Council election results will be certified and announced soon.

Construction Projects

Mr. Nackerman reported that many construction projects are underway or about to start and noted that most of them are funded through the Federal American Recovery and Reinvestment Act ("ARRA") funding. Mr. Nackerman briefly commented on the Marin rural projects and "Help a Family" project.

13th Annual Marin City Blues, Jazz, and Soul Festival

Mr. Nackerman briefly commented on the 13th Annual Marin City's Blues, Jazz, and Soul Festival, acknowledged the many volunteers, and thanked Board members and MHA staff for their support.

Acknowledgement

Mr. Nackerman acknowledged Board members for the great work they do for MHA throughout the year.

1e. AMENDMENT TO THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS ("HOPWA") PROGRAM AGREEMENT WITH THE COUNTY OF MARIN

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Adams - Commissioner Simon to authorize the Executive Director to execute an amendment to the Housing Opportunities for Persons with AIDS ("HOPWA") Program agreement with the County of Marin, increasing the contract by \$339,694 for a total contract amount of \$3,623,040.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1f. TWO-YEAR SUBCONTRACT AGREEMENT WITH BUCKELEW PROGRAMS FOR RESIDENT SERVICE COORDINATION

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Simon - Commissioner Adams to authorize Executive Director to execute two-year subcontract agreement with Buckelew Programs, in the amount of \$156,000, for resident service coordination.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1g. AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AGREEMENT WITH THE COUNTY OF MARIN FOR THE RESIDENTIAL REHABILITATION LOAN PROGRAM

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner McGlashan - Commissioner Adams to: (i) authorize the President to execute amendment to Community Development Block Grant ("CDBG") agreement with the County of Marin, increasing the contract by \$173,713 for a total contract amount not to exceed \$2,913,441.91, for the Residential Rehabilitation Loan Program; and (ii) adopt Resolution No. 09-2010 authorizing the Executive Director to sign the amendment to the CDBE agreement.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1h. RESOLUTION TO AMEND THE ANNUAL CONTRIBUTIONS CONTRACT ("ACC") FOR THE CAPITAL FUND PROGRAM IN ORDER TO USE FUNDS ALLOCATED UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT ("ARRA")

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner McGlashan to adopt Resolution No. 07-2010 authorizing the Executive Director to amend the Annual Contributions Contract ("ACC") Capital Fund Program for the American Recovery and Reinvestment Act ("ARRA") Competitive grant, for the purpose of carrying out accessibility capital improvements at the public housing elderly/disabled communities.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1i. RESOLUTION TO ALLOCATE \$125,000 FROM THE HOUSING AUTHORITY LOCAL FUND FOR LEVERAGE FUNDS NECESSARY FOR THE 2009 CAPITAL FUND STIMULUS GRANT

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Adams - Commissioner McGlashan to adopt Resolution No. 08-2010 authorizing the Executive Director to allocate \$125,000 from the Housing Authority Local Fund for firm commitment of leverage funds necessary for \$1,235,000 FY 2009 Capital Fund from the American Recovery and Reinvestment Act ("ARRA") Competitive grant, for the purpose of accessibility improvements at public housing elderly communities.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1j. AWARD OF CONTRACT TO CAHILL CONTRACTORS COMMITTING FY 2009 CAPITAL FUNDS FROM THE AMERICAN RECOVERY AND REINVESTMENT ACT ("ARRA") COMPETITIVE GRANT

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Simon - Commissioner McGlashan to award contract to Cahill Contractors, in an amount not to exceed \$1,100,000, committing FY 2009 Capital Funds from the American Recovery and Reinvestment Act ("ARRA") Competitive grant, for accessibility site improvements.

Board members and Mr. Nackerman thanked several members of the MCA staff for the good job.

Thereafter, the vote on the pending motion was

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1k. RESOLUTION AMENDING THE CAPITAL FUND PROGRAM ANNUAL CONTRIBUTIONS CONTRACT ("ACC") FOR THE AMERICAN RECOVERY AND REINVESTMENT ACT ("ARRA") COMPETITIVE GRANT

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Adams - Commissioner Simon to adopt Resolution No. 10-2010 amending the Capital Fund Program Annual Contributions Contract ("ACC") for the American Recovery and Reinvestment Act ("ARRA") Competitive grant, for energy efficiency and environmental quality improvements at the Golden Gate public housing community.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1l. RESOLUTION AUTHORIZING OBLIGATION OF \$456,000 FROM THE HOUSING AUTHORITY'S WESTAMERICA LINE OF CREDIT FOR LEVERAGE FUNDS NECESSARY FOR THE FY 2009 CAPITAL FUND STIMULUS GRANT

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner McGlashan to adopt Resolution No. 11-2010 authorizing obligation of \$456,000 from the Housing Authority's Westamerica Line of Credit for firm commitment of leverage funds necessary for the \$605,000 FY 2009 Capital Fund from the American Recovery and Reinvestment Act ("ARRA") Competitive stimulus grant for energy efficiency and environmental quality improvements at the Golden Gate public housing community.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1m. AWARD OF CONTRACT TO PRECISION GENERAL COMMERCIAL CONTRACTORS FOR ENERGY EFFICIENCY AND ENVIRONMENTAL IMPROVEMENTS AT GOLDEN GATE VILLAGE

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner McGlashan - Commissioner Adams to award contract to Precision General Commercial Contractors, in an amount not to exceed \$373,000, committing FY 2009 Capital Funds from the American Recovery and Reinvestment Act ("ARRA") Competitive grant, for energy efficiency and environmental improvements at Golden Gate Village.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1n. AGREEMENT WITH JOHNSON CONTROLS, INC. FOR A COMPREHENSIVE ENERGY AUDIT

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Adams - Commissioner McGlashan to authorize Executive Director to execute agreement with Johnson Controls, Inc., in the amount of \$28,800, for a comprehensive energy audit.

Mr. Nackerman briefly commented on the selection of Johnson Controls, Inc.

Thereafter, the vote on the pending motion was

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1o. ESTABLISHMENT OF AD-HOC COMMITTEE FROM THE BOARD OF COMMISSIONERS TO GUIDE THE NEGOTIATIONS AND COMMUNICATIONS WITH SERVICE EMPLOYEES INTERNATIONAL UNION ("SEIU")

By letter dated September 14, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner Adams to nominate Commissioners Brown and Arnold to represent the Board and to guide the negotiations and communications with represented units of the Service Employees International Union ("SEIU").

Two SEIU members addressed the Board and expressed opposition to the proposal stating that it could create a barrier between the Commissioners and workers.

Board members discussed the importance of negotiations and noted that the appointment of an ad hoc committee does not negate any Supervisor or Commissioner from talking to anyone.

Thereafter, the vote on the pending motion was

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1d. Executive Director's Report (continued)

13th Annual Marin City Blues, Jazz, and Soul Festival

Performing Stars of Marin Executive Director Felicia Gasto, who ran the festival, thanked the Board, Dan Nackerman, and staff for the support; and presented each Board member with a signed poster of the event and a local news article.

The Marin County Housing Authority Board of Commissioners adjourned at 9:51 a.m.

SINE DIE

CHAIR

ATTEST:

SECRETARY