



HOUSING AUTHORITY OF THE CITY OF LIVERMORE
 3203 LEAHY WAY
 LIVERMORE, CALIFORNIA 94550

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www.livermoreha.org

**BOARD OF COMMISSIONERS
 REGULAR MEETING MINUTES
 WEDNESDAY, APRIL 10, 2019-5:30 PM**

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chairperson Mark Palajac at 5:32 p.m. Present were Chairperson Mark Palajac, Vice-Chairperson Marty McFadden, Commissioners, Maureen Hamm, Richard Knowles, and Commissioner Wanda Hunter. Also present were Executive Director Alfred Dulay, and general counsel member Bill Ford. Commissioner Wanda Hunter departed the meeting at 7:30p.m.

2. APPROVAL OF MINUTES OF THE REGULAR MEETING OF FEBRUARY 13, 2019

A motion was made by Commissioner Maureen Hamm to approve the board meeting minutes of February 13, 2019, seconded by Chairperson Mark Palajac. The motion passed on a vote of 5-0.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
MARK PALAJAC	X		
WANDA HUNTER	X		
MARTY MCFADDEN	X		
RICK KNOWLES	X		

3. CLOSED SESSION

Gov't Code § 54957(b)(1): Consider discipline, dismissal, or release of a public employee.
 The board moved to closed session at 5:36 pm. At the conclusion of the meeting it was announced that Alfred Dulay, the Executive Director of the Livermore Housing Authority resigned from his position effective immediately. Mr. Dulay did not attend the remainder of the meeting. The regular meeting reconvened at 7:15 PM.

4. PUBLIC COMMENT

NONE

5. UNFINISHED/ OLD BUSINESS

Resolution 2019-03-18-A:

Vice-Chairperson Marty McFadden stated the executive Committee approved resolution 2019 0318-A, cost of living adjustment, and employer paid member contributions at the Executive Committee meeting on March 18, 2019, no further discussion. A motion was made by Commissioner Maureen Hamm, re-affirming approval of Resolution 2019-03-18-A, seconded by Vice-Chairperson Marty McFadden. Commissioner Wanda Hunter Abstained. The motion passed with a vote of 4-0-1.



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<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
MARTY MCFADDEN	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER			X

Resolution 2019-03-18-B:

The Executive Committee meeting on March 18, 2019 approved the resolution 2019-03-18-B adopting revisions to LHA Housing Choice Voucher Administrative Plan 2019. No further discussion. A motion was made by Commissioner Maureen Hamm re-affirming approval of Resolution 2019-03-18-B, seconded by Vice-Chairperson Marty McFadden. The motion passed with a vote of 4-0.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
MARTY MCFADDEN	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER (Departed before vote was taken.)			

Resolution 2019-03-18C:

Internal government collaboration agreement for the completion of the analysis of impediments to fair housing choice Exhibit # 3 was discussed and approved at the Executive Committee meeting on March 18, 2019. A motion was made by Commissioner Maureen Hamm reaffirming approval of Resolution 2019-03-18-C seconded by Vice-Chairperson Marty McFadden. The motion passed on a vote of 4-0.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
MARTY MCFADDEN	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER (Departed before vote was taken.)			



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6. NEW BUSINESS

A. Employee Service Recognition

Tabled until the next board meeting

B. Resolution 2019-04-10A: Resolution of appreciation

Commissioner Konnie Fuller resigned effective March 25, 2019. No further discussion. A motion was made by Chairperson, Mark Palajac to approve the Resolution # 2019-04-10A appreciation of Konnie Fuller’s service as a board member, seconded by Maureen Hamm. The motion passed on vote of 4-0.

VOTING	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MARK PALAJAC	X		
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER (Departed before vote was taken.)			

C. Resolution 2019-Resolution 2019-04-10-B: Resolution Approving and Authorizing the Fiscal Year 2019-2020 Annual PHA Plan for Submission to HUD (EXHIBIT #5)

Tabled until the next board meeting.

D. Resolution 2019-04-10-C: Resolution Adopting Revisions to the LHA Procurement Policy

Tabled until the next board meeting.

7. STAFF REPORT

A. Status of Rehabilitation and Financing Strategies for LHA’s Affordable Housing Projects

Chairperson Mark Palajac reported good news that the refinancing for the chestnut property is going well with First Republic Bank and that the present loan will be extended beyond the April 18, 2019 date in order to allow adequate time to complete the refinancing. The only impact is delay in paying a lower interest rate for approximately one month. Chairperson Mark Palajac also reported working with Matt Conner at Fremont Bank to understand the feasibility of obtaining a loan for Bluebell to enable its refurbishment. Matt believes we can qualify for traditional mortgage in place of construction loan and that loan to equity ratio is fine. The only concern is cash flow, which will improve as rents rise according to plan. Chairperson Mark Palajac reported that MidPen has indicated it likely could not take on ownership of Chestnut and Las Posadas housing without substantial funding sources which are not obvious at this time.



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B. Request for Proposals for Manage Information Technology Services

Tabled until next board meeting

C. Monthly Financial Statements (EXHIBIT #7)

Tabled until next board meeting

7. COMMUNICATIONS

The board members discussed upcoming NAHRO, PHADA, conferences being held in May 2019.

8. COMMISSIONER REPORTS

The Board of Commissioners discussed meeting with staff to announce the departure of the Executive Director on April 11, 2019, and also inform the City of Livermore, our lending banks, non-profits, HUD and other entities as appropriate.

9. COMMITTEE REPORTS

NONE

10. ADJOURNMENT

Chairperson, Mark Palajac adjourned the meeting at 8:15pm.

Under Government Code §54957.5, any supplemental material distributed to the Board members of the Housing Authority of the City of Livermore after the posting of this agenda will be available for public review in the office lobby located at 3203 Leahy Way, Livermore, CA. If supplemental materials are made available to the Board members at the meeting, a copy will be available for public review at the same location.

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