

RICHMOND, CALIFORNIA, July 16, 2019

The Special Meeting of the Richmond Housing Authority was called to order at 6:40 p.m., by Chairperson Thomas K. Butt, who led the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Commissioners Nathaniel Bates, Demnlus Johnson III, Eduardo Martinez, Melvin Willis, Vice Chairperson Ben Choi, Chairperson Thomas K. Butt, and Tenant Commissioner Jaycine Scott. **Absent:** Commissioner Jael Myrick arrived during the report from the executive director. Tenant Commissioner Tanise Smith was absent for the entire meeting.

STATEMENT OF CONFLICT OF INTEREST

None.

REPORT FROM THE EXECUTIVE DIRECTOR

Richmond Housing Authority (RHA) Executive Director Nannette Beacham presented a Powerpoint that highlighted the following: completion of the Housing Choice Voucher (Section 8) Program transfer; Nystrom Village; stair chairs at Nevin Plaza Apartments; and the Nevin Plaza Development Request for Proposals.

AGENDA REVIEW

Items F-3 and F-4 were removed from the Consent Calendar for discussion at the end of the agenda.

HOUSING AUTHORITY CONSENT CALENDAR

On motion of Vice Chairperson Choi, seconded by Commissioner Myrick, the items marked with an (*) were approved by the following vote: **Ayes:** Commissioners Bates, Johnson, Martinez, Willis, Vice Chairperson Choi, Chairperson Butt, and Tenant Commissioner Scott. **Noes:** None. **Absent:** Tenant Commissioner Smith. **Abstained:** None.

***F-1.** Approved the minutes of the June 18 and 25, 2019, Special Richmond Housing Authority meetings

***F-2.** Adopted **Resolution No. 2100** approving the Hacienda First Amendment to Exclusive Negotiating Rights Agreement (ENRA) and First Amendment to the Option to Lease Agreement (OLA) with Mercy Housing and Community Housing Development Corporation (CHDC); and authorized the Executive Director and City Manager or their designee to negotiate and execute the final form of the agreements and any supporting Housing and Urban Development (HUD) documents and grant applications to facilitate the completion of the development project.

F-3. The matter to adopt a resolution authorizing temporary staffing services contracts with (1) HR Management, (2) People Ready (Labor), (3) Express Professionals, and (4) Renoir Staffing for as-needed staffing services in an amount not to exceed \$150,000 per contract over a one year period with one optional one-year extension was removed from the Consent Calendar for discussion. Discussion ensued. A motion made by Councilmember Willis, seconded by Tenant Commissioner Scott, adopted **Resolution No. 2101** by the following vote: **Ayes:** Commissioners Bates, Johnson, Martinez, Willis, Vice Chairperson Choi, and Chairperson Butt. **Noes:** Tenant Commissioner Scott. **Absent:** Tenant Commissioner Smith. **Abstained:** None.

F-4. The matter to adopt a resolution approving the proposed Richmond Housing Authority (RHA) Fiscal Year 2019-20 annual operating budget with estimated revenues of \$3,887,971 and total proposed expenditures of \$5,635,912 was removed from the Consent Calendar for discussion. RHA Executive Director Nannette Beacham presented a Powerpoint that highlighted the following: RHA progress; budget overview and summary; reasons for the significant budget gap and addressing the funding gap; and next steps. Discussion ensued. On motion of Councilmember Bates, seconded by Councilmember Willis, adopted **Resolution No. 2102** by the following vote: **Ayes:** Commissioners Bates, Johnson, Martinez, Willis, Vice Chairperson Choi, Chairperson Butt, and Tenant Commissioner Scott. **Noes:** None. **Absent:** Tenant Commissioner Smith. **Abstained:** None.

***F-5.** Adopted **Resolution No. 2103** authorizing a fourth contract amendment with Cooper Hawkins to continue providing boiler maintenance services at the Housing Authority's public housing developments; increasing the contract amount by \$60,000 for a not to exceed amount of \$260,000 and extending the term of the agreement for two years until June 30, 2021, with two optional one-year extensions.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:11 p.m.

Clerk of the City of Richmond

(SEAL)

Approved:

Chairperson