

Housing Authority of the City of Madera



205 North G Street • Madera, CA 93637 • (559) 674-5695 • Fax: (559) 674-5701 • TTY: 711 • www.maderaha.org

MINUTES OF THE JULY 13, 2022 REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

CALL TO ORDER:

The July 13, 2022, Regular Meeting of the Housing Authority for the City of Madera was called to order by Chairperson Santos Garcia at 6:00 p.m.

The meeting was held via Zoom pursuant to California Assembly Bill AB 361, California Government Code Section 54953, and simultaneously in person at the City of Madera Council Chambers, located at 205 West 4th Street, Madera, CA 93637.

COMMISSIONERS PRESENT:

Chairperson Santos Garcia (In Person at the City of Madera Council Chambers)
Vice-Chairperson Artemio Villegas (In Person at the City of Madera Council Chambers)
Commissioner Steve Montes (In Person at the City of Madera Council Chambers)
Commissioner Anita Evans (In Person at the City of Madera Council Chambers)
Commissioner Elsa Mejia (In Person at the City of Madera Council Chambers)
Commissioner Jose Rodriguez (In Person at the City of Madera Council Chambers)

COMMISSIONERS ABSENT:

Commissioner Cece Gallegos (In Person at the City of Madera Council Chambers)

GUESTS/STAFF PRESENT:

HACM Executive Director Renee Wright (In Person)
HACM Former Interim Executive Director James Taubert (In Person)
HACM Executive Secretary Marisela Lopez (In Person)
HACM Legal Counsel Emilio J. Huerta (In Person)
HACM Interim Finance Services Manager Sally Bompreszi (In Person)
HACM Employee Nora Rivera

INVOCATION:

The invocation was rendered by Jesse Chavez, Rescue Mission the Well

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Steve Montes

MOTION TO APPROVE MEETING AGENDA:

Commissioner Anita Evans moved to approve the July 13, 2022, proposed meeting agenda, and as posted on July 7, 2022. Vice-Chairperson Artemio Villegas seconded the motion. The motion passed unanimously:

AYES: (6) Chairperson Santos Garcia
Vice-Chairperson Artemio Villegas
Commissioner Anita Evans
Commissioner Steve Montes
Commissioner Jose Rodriguez and
Commissioner Elsa Mejia

NOES: 0

ABSENT: (1) Commissioner Cece Gallegos,

ABSTAIN: 0

PUBLIC COMMENT: There were no comments from the public.

A. APPROVAL OF MEETING MINUTES:

A-1 Commissioner Anita Evans moved to approve the June 8, 2022, Regular Meeting Minutes. Commissioner Steve Montes seconded the motion. The motion passed unanimously.

B. PRESENTATIONS:

B-1 Update Regarding Madera Opportunities for Resident Enrichment and Services, Inc. (MORES). (an Executive Summary was provided to Commissioners)

HACM Executive Director Ms. Renee Wright, Executive Director reported that the MORES Board of Directors met on June 15th, 2022, it was announced that Chief Executive Officer Herman Perez and Secretary David Hernandez would be resigning as of July 31st, 2022.

Board Member Robert Poythress has been appointed as Chief Executive Officer but has not accepted the position at this. There is no future appointment to take the place of Secretary David Hernandez.

The issue of the delivery of the files from the Housing Authority to MORES continues to be an issue of contention with them. We are meeting with them again next week to try to resolve that issue.

On July 5th, 2022, Jim Talbert, myself, and Emilio Huerta met to discuss and define the terms of the MORES/HACM Management Agreement. We continue to work on that. At this time, which has not been complete.

Ms. Wright also reported that the Housing Authority submitted the financial information requested by MORES and that she would be meeting with them next week to answer any questions they may have.

Regarding Yosemite Manner Apartments, on June 27th, 2022, bids were submitted for the CA-HFA kitchen repairs. We're still pending approval. JC Construction, a local company, received that bid. We

had change in maintenance there at the facility, which all our residents are super excited about a lot of their work orders, and everything has been completed at this time. We had we a 4th party on July 5th, with the residents, public, and management team.

Commissioner Jose Rodriguez commented that he missed the June 15th MORES meeting because he did not receive timely notice. Ms. Wright advised she also received the meeting packet at 3:00 p.m. the day before. So that my colleagues know that we continue to advocate that there be a second member from the Housing Authority appointed to the MORES Board. Now with this vacancy, there may be a possibility for this. Commissioner Jose Rodriguez stated that he would make sure that this is raised at the next MORES meeting.

Commissioner Steve Montes asked if the MORES Bylaws limited the number of Housing Authority Commissioners that could serve on the MORES Board of Directors and is MORES taking applications or openly recruiting new members.

Attorney Emilio Huerta advised that he has not been able to get his hands on the current Bylaws and asked Commissioner Jose Rodriguez if he could request a copy of the Bylaws as a sitting member of the Board of Directors.

Commissioner Jose Rodriguez stated that in the past there was a requirement that two members of the Housing Authority serve on the MORES Board of Directors, but that he understands that that requirement was eliminated.

C. WORKSHOPS:

There were no workshops conducted.

D. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and were enacted by a single motion and single vote. There was no separate discussion of any of the listed items.

D-1 Approval of Register of Audited Demands June 2022 (a handout was provided to Commissioners)

Commissioner Steve Montes moved to approve the above listed consent calendar items. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

AYES: (6) Chairperson Santos Garcia
Vice-Chairperson Artemio Villegas
Commissioner Anita Evans
Commissioner Steve Montes
Commissioner Jose Rodriguez and
Commissioner Elsa Mejia

NOES: 0

ABSENT: (1) Commissioner Cece Gallegos,

ABSTAIN: 0

E. RESOLUTIONS, AGREEMENTS, BIDS, HEARINGS, AND/OR PETITIONS:

E-1 Motion to Approve Proposed Resolution #1215. HACM Interim Finance Services Manager Sally Bomprezzi presented proposed Resolution #1215 authorizing adoption of the Operating Budget fiscal year 2021/2022. (a handout was provided to Commissioners)

HACM Interim Finance Services Manager Sally Bomprezzi Commissioner presented the various programs operated by the Housing Authority, program budgets, and anticipated revenue and expenses. She also reported the expected conversation of current accounting software systems to YARDI.

HACM Programs include:

1. Section 8 Housing Choice Vouchers (HCV HUD 741 Units)
2. Section 8 Housing Choice Veterans Vouchers (VASH 54 Vouchers)
3. Section 8 Housing Choice Vouchers – Emergency Homeless/At-Risk Vouchers (EHV)
4. Conventional Public Housing (HUD 244 Units)
5. Farm Labor (USDA 100 Units)
6. Migrant Center-Pomona Ranch (OMS 50 Units)
7. Capital Fund (HUD)
8. FSS/ROSS Supportive Services Coordinator
9. Relinquished

Jose Rodriguez about the Stanislaus County Consortium and if that benefited the Housing Authority. Ms. Bomprezzi reported that the Housing Authority still works with the Consortium, and they are providing discounts for training and software. Ms. Wright reported that we are speaking to them and are receiving a benefit from the relationship.

Commissioner Anita Evans asked how many residents live at the Kennedy Property. Ms. Wright reported there are 20 residents.

The Commissioners thanked Ms. Bomprezzi for a thorough and professional presentation of the Budget.

Commissioner Anita Evans moved to approve Item E-1, the proposed Resolution #1215, adopting the proposed Operating Budget fiscal year 2021/2022. Vice-Chairperson Artemio Villegas seconded the motion. The motion passed unanimously:

AYES: (6) Chairperson Santos Garcia
Vice-Chairperson Artemio Villegas
Commissioner Anita Evans
Commissioner Steve Montes
Commissioner Cece Gallegos,
Commissioner Jose Rodriguez and
Commissioner Elsa Mejia

NOES: 0

ABSENT: (1) Commissioner Cece Gallegos,

ABSTAIN: 0

E-2 Motion to Approve Proposed Resolution #1216. HACM Program Manager Lucia Avila presented proposed Resolution #1216 Authorizing 2021-2022 Annual Agency Housing Plan. (a handout was provided to Commissioners)

Attorney Emilio Huerta advised the Commissioner that this portion of the meeting was noticed as a public hearing and open for public comment. The public, as a matter of law, was invited to comment on this agenda item after the presentation of the proposed resolution.

Ms. Avila having presented the proposed resolution, Chairperson Santos Garcia asked if there was any public comment regarding the proposed 2021-2022 Annual Agency Housing Plan. There were no comments from the public regarding the proposed plan.

Commissioner Jose Rodriguez moved to approve Item E-2, proposed Resolution #1216, adopting the proposed 2021-2022 Annual Agency Housing Plan. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

AYES: (6) Chairperson Santos Garcia
Vice-Chairperson Artemio Villegas
Commissioner Anita Evans
Commissioner Steve Montes
Commissioner Jose Rodriguez and
Commissioner Elsa Mejia

NOES: 0

ABSENT: (1) Commissioner Cece Gallegos,

ABSTAIN: 0

E-3 Motion to Approve Proposed Resolution #1217. HACM Executive Director Renee Wright presented proposed Resolution #1217 Authorizing the Board of Commissioners to meet via teleconferencing for Board of Commissioner meetings held from July 13, 2022, to August 10, 2022.

Commissioner Jose Rodriguez moved to approve Item E-3, proposed Resolution #1217. Vice-Chairperson Artemio Villegas seconded the motion. The motion passed unanimously:

AYES: (6) Chairperson Santos Garcia
Vice-Chairperson Artemio Villegas
Commissioner Anita Evans
Commissioner Steve Montes
Commissioner Jose Rodriguez and
Commissioner Elsa Mejia

NOES: 0

ABSENT: (1) Commissioner Cece Gallegos,

ABSTAIN: 0

F. WRITTEN COMMUNICATIONS:

No written communications were received.

G. ADMINISTRATIVE REPORTS:

HACM Executive Director Renee Wright provided the following administrative report.

G-1: Monthly Housing Activity Report

Ms. Wright reported that we are finally reducing vacancy and moving the dial backwards. At Public Housing there are nice, and three vacancies at Farm Labor. Pushing staff everyday to reduce vacancies. Expect another three move-ins at Public Housing.

H. EXECUTIVE DIRECTOR REPORT:

HACM Executive Director Renee Wright provide the following reports:

The bi-weekly meetings with HUD are continuing and getting some technical assistance from HUD. Preparing for the HUD financial internal audit. Doing internal training and cross training interdepartmental. Interviews are on-going.

Pamona Ranch presentation by Nora Rivera, Manager at Migrant Center at Pomona Ranch. 100% occupied and now have a waiting list. A \$753,000 was approved by the State of California for upgrades. Every single unit received new flooring. Additionally, completed installation of HVAC units for 34 units replacing swamp coolers. Additional unit in the laundry room and one in the maintenance shop. This grant will provide funding for new playground equipment.

Also received a second grant from the State for \$750,000.

I. COMMISSIONER REPORTS:

Commissioner Anita Evans reported that last week she went to the Project Run Madera, managed by Alicia Brown. They are giving backpacks to students. There were about 150 students there. Ivan Sigoff was inducted as a Toast Master. Jim Costa swore her in. PGE gave a check to the Madera Parks and Recreations. Movies in the park are on Fridays.

Commissioner Garcia reported that the fireworks show was cancelled at the fairgrounds. Commissioner Rodriguez in conjunction with the Parks and Recreation Department held a golf tournament to raise funds for the 4th of July next year.

J. CLOSED SESSION:

HACM Legal Counsel Emilio J. Huerta requested that the Board of Commissioners temporarily adjourn the meeting, and meet in closed session to discuss the following items:

J-1 Employee personnel matters pursuant to CA Govt. Code Section 54957(b) (1).

The Board of Commissioner adjourned to closed session at 7:00 p.m.

The Board of Commissioner resumed Open Session at 7:25 p.m.

K. ADJOURNMENT:

Chairperson Santos Garcia announced that the next regularly monthly scheduled meeting of the Board of Commissioners will be held on Wednesday, August 10, 2022, at 6 p.m., in the City of Madera Council Chambers.

The meeting was adjourned the meeting at 7:30 p.m.

CERTIFICATE OF THE CLERK OF THE BOARD OF COMMISSIONERS

The undersigned hereby certifies that the foregoing Board Meeting Minutes were reviewed and approved by the Housing Authority of the City of Madera's Board of Commissioners at a duly noticed meeting on August 10, 2022, where a quorum was present in accordance with the HACM Bylaws.

Executed on this ____ day of _____, 2022.

By: _____
Marisela Lopez
Clerk for the Housing Authority
of the City of Madera