

# 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](http://www.maderaha.org)

## MINUTES OF THE NOVEMBER 09, 2022 REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

### CALL TO ORDER:

The November, Regular Meeting of the Housing Authority for the City of Madera was called to order by Vice-Chairperson, Artemio Villegas 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:

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

### COMMISSIONERS ABSENT:

Chairperson Santos Garcia (Absent)

### GUESTS/STAFF PRESENT:

HACM Executive Director Renee Wright (In Person)  
HACM Executive Secretary Marisela Lopez (In Person)  
HACM Legal Counsel Emilio J. Huerta (In Person)  
HACM Financial Manager Jua Xiong (In Person)  
HACM Compliance Technician/ Housing Programs Lead Blanca Navarro Mendoza (In Person)  
HACM Housing Services Manager/ Lucia Avila (In Person)  
HACM Maintenance Service Manager/ Guillermo Ruelas (In Person)

### INVOCATION:

The invocation was rendered by Commissioner Anita Evans.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Steve Montes.

**MOTION TO APPROVE MEETING AGENDA:**

Commissioner Steve Montes moved to approve the November 09, 2022, proposed meeting agenda, as amended, and posted on November 03, 2022. Commissioner Jose Rodriguez seconded the motion. The motion passed unanimously:

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

NOES: (0)

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

**PUBLIC COMMENT:** There were no comments from the public.

**A. APPROVAL OF MEETING MINUTES:**

**A-1** Commissioner Jose Rodriguez moved to approve the October 12, 2022 Regular Meeting Minutes. Commission Anita Evans seconded the motion. The motion passed unanimously.

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

NOES: (0)

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

**B. PRESENTATIONS:**

**B-1** Executive Director Renee Wright stated they are continuing to meet monthly at the meetings. They provided feedback on where we are with the information requested. We are 75% complete. Property Manager has been replaced by Property Consultant she is certified in all the programs. There was another meeting with Renee, Jim, Emilo, Jose and Robert to discuss moving forward in resolving conflict on financials.

Commissioner Jose Rodriguez wanted to make a comment regarding the meeting they had earlier “ it went very well”.

Commissioner Cece Gallegos thanked staff for coming together.

Emilio stated they agreed to meet again and expand affordable housing in the City of Madera.

C. **WORKSHOP:** No workshops were 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 August 2022.

**D-2** Approval of the City of Madera remote tele-conferencing of all HACM Board of Commissioner meeting commencing November 09, 2022, to December 14, 2022.

**Motion to Approve Consent Calendar**

Commissioner Jose Rodriguez moved to approve the above listed item D-1, and have . item D-2 be removed from the Consent Calendar and be set aside for separate discussion. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

AYES:(5) Vice-Chairperson Artemio Villegas  
Commissioner Jose Rodriguez  
Commissioner Anita Evans,  
Commissioner Steve Montes, and  
Commissioner Elsa Mejia

NOES:(1) Commissioner Cece Gallegos,

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

Commissioner Cece Gallegos was opposed to item D-2 she stated that she believes that all Board members should make it to all meeting in person like today.

Commissioner Anita Evans said she does understand the need of being in person but at this time with COVID she rather people stay home if they are sick to telecommunicate via Zoom.

Commissioner Steve Montes commented they were all in an event. He spoke about the sunset of AB 361.

Emilio J. Huerta, Attorney responded to the sunset in question. We would be compelled to follow the law.

Commissioner Jose Rodriguez commented there are two conflicting senate bills AB 2449 and AB 361.

**Motion to Approve Item D-2** Remote tele-conferencing of all HACM Board of Commissioner meetings commencing November 09, 2022, to December 14, 2022.

Commissioner Jose Rodriguez moved to approve item D-2. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

AYES: (5) Vice-Chairperson Artemio Villegas  
Commissioner Jose Rodriguez  
Commissioner Anita Evans,  
Commissioner Steve Montes, and  
Commissioner Elsa Mejia

NOES: (1) Commissioner Cece Gallegos,

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

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

Executive Director Renee Wright stated she has been pushing to bring more Affordable Housing to the City of Madera.

Emilio J. Huerta, Attorney stated the way MORES is set up as a development corporation and HACN serving as the property management, is not the best economical structure benefiting HACM.

Commissioner Jose Rodriguez stated he is very hopeful the relationship will be established.

**E-1 Motion to Approve Proposed Resolution #1231 the Housing Authority of the City of Madera Authorizing the 501(C) (3)/Non-Profit Madera Affordable Housing Corporation.**

No public comment.

Commissioner Steve Montes moved to approve Item E-1, proposed Resolution #1231. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

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

NOES: (0)

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

**E-2 Motion to Approve Proposed Resolution #1232.** HACM Financial Manager Jua Xiong presented proposed Resolution #1232 removing the signers for Citizen Business Bank Accounts: 5108152; 5108020; and 5107067 Jose Rodriguez, Sally Bompreszi, Steve Montes, Diana Martinez and Sarah Ann Brooks

The motion was introduced by Ms. Xiong she stated we would need the previous signers for Citizens Business Bank Account to be removed.

No public comment.

Commissioner Steve Montes moved to approve Item E-2, proposed Resolution #1232. Commissioner Jose Rodriguez seconded the motion. The motion passed unanimously:

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

NOES: (0)

ABSENT: (1) Chairperson Santos Garcia

ABSTAIN: (0)

**E-3 Motion to Approve Proposed Resolution #1233.** HACM Maintenance Manager Guillermo Ruelas presented proposed Resolution #1233 approving the disposal of non-working appliances from the public housing and farm labor programs.

The motion was introduced by Mr. Ruelas

Mr. Ruelas introduced the disposal of non-working appliances from the public housing and farm labor programs. He express there is no use for them and no value.

Commissioner Jose Rodriguez asked about the disposal of the listed items.

No public comment.

Commissioner Steve Montes moved to approve Item E-3, proposed Resolution #1233. Commissioner Anita Evens seconded the motion. The motion passed unanimously:

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

Commissioner Elsa Mejia

NOES:(0)

ABSENT: (1) Chairperson Santos Garcia

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 presented the Housing Report informing Commissioners public housing numbers have increased. We are working on getting these numbers know and these numbers are up do to previous work orders do to the heat.

No public comment.

**H. EXECUTIVE DIRECTOR REPORT:**

HACM Executive Director Renee Wright provide the following reports:

Ms. Wright gave her Executive Director report. She continues to reiterate that we are giving our staff more training and ease into there positions. There will be a mass lease up in December 2022. List are being purged.

Weekly Yardi training continue. Phase three will be live training for Migrant/OMS programs. Sexual harassment will be scheduled at the end of November. Phase VI is in process for Yardi. Renee met with Global Economic Impact Company. A meeting was held with Marcela Zuniga from the City of Madera for possible rehab opportunities and CBDG grand funding. Pomona Ranch has leased up 21 leased units.

Lucia Avila, Housing Services Manager gave a presentation on FSS/ROSS program.

No public comment.

**I. COMMISSIONER REPORTS:**

Commissioner Cece Gallegos thank the staff of HACM for the job well done.

Commissioner Steve Montes reported that Self Help (affordable housing developers), can advise of available funds.

Commissioner Anita Evans has nothing to report.

Commissioner Elsa Mejia nothing to report.

Vice-Chair Artemio Villegas nothing to report.

**J. CLOSED SESSION:**

HACM Legal Counsel Emilio J. Huerta announced there will be no closed session as there is nothing to discuss.

**K. ADJOURNMENT:**

Vice-Chairperson Artemio Villegas announced that the next regularly monthly scheduled meeting of the Board of Commissioners will be held on Wednesday, December 14, 2022, at 6 p.m., in the City of Madera Council Chambers.


The meeting was adjourned the meeting at 8:12 p.m.

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**CERTIFICATE BY SECRETARY 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 December 14, 2022, where a quorum was present in accordance with the HACM Bylaws.

Executed on this 14<sup>th</sup> day of December, 2022.

By:   
Marisela Lopez  
Housing Authority of the City of Madera