

Housing Authority of the City of Madera



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MINUTES OF THE AUGUST 21, 2023 SPECIAL MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

CALL TO ORDER:

The August 21, 2023, Special Meeting of the Housing Authority for the City of Madera was called to order by Vice Chairperson Anita Evans at 6:00 p.m.

The meeting was held in person at the City of Madera Council Chambers, located at 205 West 4th Street, Madera, CA 93637, pursuant to California AB 361, AB 2449, and CA Govt. Codes §§ 54953 and 54954.2. The meeting was made simultaneously accessible via Zoom.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Chairperson Elsa Mejia

GUESTS/STAFF PRESENT:

HACM Executive Secretary Marisela Lopez (In Person)
HACM Legal Counsel Emilio J. Huerta (In Person)

INVOCATION:

Pastor Sammie Neely gave the invocation.

PLEDGE OF ALLEGIANCE

Legal Counsel Emilio J. Huerta led the Pledge of Allegiance.

PUBLIC COMMENT: There were no comments from the public in attendance nor via Zoom.

MOTION TO APPROVE MEETING AGENDA:

Commissioner Rodriguez moved to approve the August 21, 2023, proposed meeting agenda, as amended, and posted on August 16, 2023. Commissioner A. Villegas seconded the motion. The motion passed unanimously:

AYES: (5) Vice-Chairperson Anita Evans,
Commissioner Cece Gallegos,
Commissioner Steve Montes,
Commissioner Santos Garcia
Commissioner Jose Rodriguez and
Commissioner Artemio Villegas

NAYS: (0)

ABSENT: (1) Chairperson Elsa Mejia

A. **WORKSHOPS:** None.

B. **CONSENT CALENDAR:** None.

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

C-1: Motion To Approve Proposed Resolution # 1263 Authorizing The Contract With Lubin-Olson For Legal Services Regarding Madera Opportunities For Resident Enrichment And Services, Inc. (MORES)

Emilio J. Huerta Legal Counsel presented proposed Resolution # 1263. Mr. Huerta reported Lubin-Olson is being retained as the law firm to represent the Housing Authority of the City of Madera in the filing of the lawsuit against MORES for the recovery of funds that are owed to the Housing Authority for services rendered to MORES in connection with the management of Yosemite Manor property and other properties. Recovery of funds that we're unjustly taken by MORES that are owed, or funds that are owed to the Housing Authority. It will assert our position as the true ownership entity of Yosemite Manor and the other tax credit projects.

Commissioner Garcia asked if there were two commissioners that were previously on the MORES Board should they excuse themselves?

Emilio J. Huerta Legal Counsel responded no, since they are no longer members of the MORES Board of Directors and were members on behalf of the Housing Authority in a volunteer capacity.

Commissioner Montes reported that the financial Cost is \$0. He would like an anticipated cost.

Emilio J. Huerta Legal Counsel responded a budget for this case will be discussed in Closed Session, not today but there was a budget presented last time. There are different stages and would provide information at the next meeting in Closed Session.

Commissioner Rodriguez reported that he wants to be transparent about going through a process of maybe trying to identify others with lesser costs for services?

Emilio J. Huerta Legal Counsel responded that he did not engage in other attorneys. He selected this firm because he has worked with them in the past and due to their tax credit experience.

Commissioner Garcia reported that if I am wrong the MORES Board illegally took money from the Housing Authority for their benefit and that's why we are suing.

Emilio J. Huerta Legal Counsel responded they took money. They owe us money, we have invoices. Half a million is what is owed.

There was no public comment.

Commissioner Gallegos moved to approve Item C-1, proposed Resolution #1263. Commissioner Montes seconded the motion. The motion passed unanimously:

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

NAYS: (0)

ABSENT: (1) Chairperson Elsa Mejia

C-2: Motion To Approve Proposed Resolution # 1264, Authorizing The Addition Of Housing Authority Chair Elsa Mejia And Removing Former Housing Authority Executive Director Renee A. Wright, Commissioner Santos Garcia, And Commissioner Artemio Villegas As Authorized Signers On The Housing Authority's Citizen Bank Accounts And Wells Fargo's Bank Accounts.

Emilio Huerta, Legal Counsel presented proposed Resolution # 1264. authorizing the addition of Housing Authority Chair Elsa Mejia and removing former Housing Authority Executive Director Renee A. Wright, Commissioner Santos Garcia, and Commissioner Artemio Villegas as authorized signers on the Housing Authority's Citizen Bank Accounts and Wells Fargo bank accounts.

There was no public comment.

Commissioner Rodriguez moved to approve Item C-2, proposed Resolution #1264. Commissioner Montes seconded the motion. The motion passed unanimously:

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

NAYS: (0)

ABSENT: (1) Chairperson Elsa Mejia

D. WRITTEN COMMUNICATIONS:

No written communications were received.

E. ADMINISTRATIVE REPORTS: None.

F. EXECUTIVE DIRECTOR REPORT: None.

G. COMMISSIONER REPORTS:

1. Vice-Chairperson Commissioner Evans reported its such a blessing to see every one of you. She would like for us to keep God first and allow him to speak for us.
2. Commissioner Gallegos had nothing to report.
3. Commissioner Montes had nothing to report.
4. Commissioner Garcia reported that these are trying times in our organization. We will move forward with this and come out better in the future.
5. Commissioner Rodriguez had nothing to report.
6. Commissioner Villegas had nothing to report.

H. CLOSED SESSION:

The Board of Commissioners temporarily adjourned from Open Session and met in Closed Session with legal counsel Emilio J. Huerta to discuss the following items:

- H-1:** Resignation of HACM Executive Director Renee Wright and Employee personnel matters pursuant to CA Govt. Code Section 54957(b)(1).

H-2: Potential litigation pursuant to CA Govt. Code Section 54956.9(d)(4)

At 7:15 p.m. the Commissioners resumed open session. Attorney Emilio Huerta reported:

1. That the HACM Board of Commissioners discussed the resignation of Ms. Wright. The Board also voted to promote HACM Housing Compliance Manager Ms. Blanca Mendoza-Navarro as the Interim Executive Director until the publication process and recruitment of a permanent Director of the Housing Authority is completed. A salary, adjustment for Ms. Mendoza-Navarro will be discussed during the next Closed Session meeting.
2. Also discussed was the grievance filed by former employee, Guillermo Ruelas.

I. ADJOURNMENT:


Vice Chairperson A. Evans announced that the next regularly monthly scheduled meeting of the Board of Commissioners will be held on Wednesday, September 13, 2023, at 6 p.m., in the City of Madera Council Chambers.

The meeting was adjourned the meeting at 7:17 p.m.

CERTIFICATE OF THE BOARD OF COMMISSIONERS

The undersigned hereby certifies that the foregoing August 21, 2023, 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 September 13, 2023, where a quorum was present in accordance with the HACM Bylaws.

Executed on this 13th day of September 13, 2023.

By: 
Marisela Lopez
Housing Authority of the City of Madera