

# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## ***Board of Commissioners***

### REGULAR MEETING

THURSDAY –FEBRUARY 22, 2018

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057  
1<sup>ST</sup> FLOOR BOARD ROOM

## **ACTION MINUTES**

Commissioner Ben Besley called the Board of Commissioners Regular Meeting to order on Thursday, February 22, 2018 at 9:03am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

### I. ATTENDANCE

Present: Commissioner Ben Besley  
Commissioner Lucelia Hooper  
Commissioner Daria Nuñez  
Commissioner Delfino De La Cruz (*Joined meeting at 9:36am*)  
Commissioner Dan Tenenbaum  
Commissioner Cielo Castro

Absent: Commissioner Noramay Cadena

Also Present: Douglas Guthrie, President and CEO

### II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Friday, February 16, 2018 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057, and at [www.hacla.org](http://www.hacla.org).

### III. SPECIAL ORDER OF BUSINESS

1. Recognition of Avetis Ekimyan, Martha Sarinana, and Chekyra Ellis as Employees of the Month

### IV. PUBLIC COMMENT INSTRUCTIONS

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO COMPLETE A SPEAKER CARD FOR EACH ITEM THEY WISH TO ADDRESS, AND PRESENT THE COMPLETED CARD(S) TO THE BOARD SECRETARY. AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ON AGENDA ITEMS FOR WHICH PUBLIC HEARINGS HAVE NOT BEEN HELD WILL BE PROVIDED AT THE TIME THE ITEM IS CONSIDERED.

THE BOARD WILL ALSO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM DURING ITS GENERAL PUBLIC COMMENT PERIOD HELD PRIOR TO ADJOURNMENT

AFTER ALL AGENDIZED ITEMS HAVE BEEN DISCUSSED. TESTIMONY SHALL BE LIMITED IN CONTENT TO MATTERS WHICH ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD. THE BOARD MAY NOT TAKE ANY ACTION NOR ENGAGE IN ANY DISCUSSION ON MATTERS PRESENTED DURING THIS GENERAL PUBLIC COMMENT PERIOD.

THE PURPOSE OF PUBLIC COMMENT IS TO ALLOW THE PUBLIC TO ADDRESS THE BOARD AND THE BOARD IS INTERESTED IN HEARING FROM MEMBERS OF THE PUBLIC, STAKEHOLDERS AND INTERESTED PARTIES. HOWEVER, SPEAKERS ARE ASKED TO EXERCISE COURTESY AND CONSIDER THE RIGHTS OF OTHER SPEAKERS BY ADHERING TO THE TIME LIMITS SET FORTH AND IF POSSIBLE REFRAIN FROM UNNECESSARY REPETITION IN THEIR COMMENTS.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion Prior to Action

1. Report and Presentation on Public Housing Evictions

Purpose: To provide an overview of Public Housing eviction statistics from 2013 to present.

Contact: Martin Peery, Director of Housing Services

**No action taken.**

2. Oral Presentation on the Workforce Development Unit

Purpose: To provide an overview of the Workforce Development Unit's Programs and Operations.

Contact: Martin Peery, Director of Housing Services

**No action taken.**

3. Proposed Resolution Approving the Issuance and Sale of Fixed Rate General Obligations First Mortgage Refunding Bonds, 2018 Series A of the Housing Authority of the City of Los Angeles in an Aggregate Principal Amount Not to Exceed \$25,000,000, for the Refunding of the Housing Authority of the City of Los Angeles' General Obligation First Mortgage Bonds, 2007 Series A, the Execution of Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Purpose: The refinancing is proposed of reducing the Housing Authority's cost by refinancing the 2007 Bonds to a lower fixed rate with more favorable terms, thereby providing cash savings to the Housing Authority.

Contact: Tina Booth, Director of Asset Management

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

4. Proposed Resolution Authorizing the President and CEO to Execute a Contract with Earth Construction & Mining as the Lowest Responsive and Responsible Bidder for an Amount Not-to-Exceed \$500,000 (Inclusive of a 15% Contingency) for Soil Import, Backfill and Soil Binder Installation Associated with Phases 1B and 1C of the Jordan Downs Redevelopment Project, Pursuant to Award Under Invitation for Bid No. HA-2018-3-NF

Purpose: To authorize the execution of a contract with a qualified earthwork contractor in order to fulfill the Authority's obligation to deliver sites in clean and buildable condition to its developer partners in order to construct residential and commercial retail buildings as part of the first phase of the Jordan Downs redevelopment project.

Contact: Jenny Scanlin, Director of Development Services

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

B. Consent Items

Routine business items are assigned to the consent agenda. These items will be approved by the Board in one motion. A Commissioner may request any consent agenda item be removed, discussed or acted upon separately. Items removed from the consent agenda for separate action will be considered in the "Excluded Consent Items" section below.

2. Proposed Resolution Authorizing Douglas Guthrie, President & CEO to Submit An Application in Response to the Request for Proposals for WorkSource Center (WSC) Operators and Engage in All Related Activities

Purpose: To authorize execution of the WorkSource Center grant application for the Watts/Los Angeles WorkSource Center to EWDD.

Contact: Martin Peery, Director of Housing Services

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

C. Excluded Consent Agenda Item B1

- B1. Proposed Resolution Authorizing the President and CEO to Execute a Contract with MUFJ Union Bank, NA., for an Initial Two-Year Term with Three (3) One-Year Options for Renewal for a Total Contract Amount Not-to-Exceed \$375,000 for Banking Services

Purpose: To provide comprehensive banking services.

Contact: Patricia Kataura, Director of Finance

**Action: APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

1. Report on rooftop solar panels. *D. De La Cruz*

## VII. CLOSED SESSION

Start Time: 10:44am

1. The Closed Session is authorized under Government Code §54956.9(a):

Conference with legal counsel to discuss Los Angeles Unified School District v. Housing Authority of the City of Los Angeles (Case No. CV-01583)

**Reportable Action:** *The Board approved the settlement to resolve the Los Angeles Unified School District vs. Housing Authority of the City of Los Angeles (Case No. CV-01583) to split costs with LAUSD in the amount of \$2.5 million and one half (½) of any amount paid to HACLA at the close of escrow from the escrow account established as part of the resolution of the Housing Authority of the City of Los Angeles vs. PCC Technical Industries, et al. (USDC Central District of California, Case No. CV-11-01626 FMD(MRWX))*

2. The Closed Session is authorized under Government Code Section 54956.9(d)(1):

Conference with Legal Counsel to discuss Simmons v. Housing Authority of the City of Los Angeles, Los Angeles Superior Court Case No. BC693751.

**No reportable action**

End Time: 12:01pm

## VIII. GENERAL PUBLIC COMMENT

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM CAN ADDRESS THE BOARD DURING THE GENERAL PUBLIC COMMENT PERIOD

*No General Comments*

## IX. ADJOURNMENT

Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Dan Tenenbaum

Meeting adjourned at 12:06pm.