

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
April 20, 2023**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on April 20, at 815 West Ocean Avenue, Lompoc, CA. Chair Pearson convened the meeting at 5:00 p.m.

Upon roll call the following Commissioners were present: Shay Allen, Christian Alonso, Lisa Knox-Burns, Robert Doyle, Henry Mercado, Greg Ortiz, and James Pearson.

Also present were Teresa Ruffoni, Interim Executive Secretary; Bob Havlicek, Executive Director; Irene Melton, Director of Finance; Sanford Riggs, Director of Operations; John Polanskey, Director of Housing Development; and Nancy Wesoff.

INTRODUCTIONS

Executive Director Havlicek introduced Joanna Dominguez, our newest Director of Resident and Supportive Services, based in Santa Maria.

Executive Director Havlicek introduced Attorney Jeremy Stone from Price, Postel & Parma, who attended remotely via Zoom.

CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION (Government Code Section 54956.9 (I) (d)) Name of Case: Perkins; Complaint No. 202209-18177208. There was no reportable action taken during the closed session.

PUBLIC COMMENT PERIOD

No public comments were received. Chairperson Pearson turned it over to Director Riggs for the written comments. Director Riggs gave a presentation on the changes to the parking policy. Director Riggs gave a brief Power Point presentation in which he covered the key elements of the HASBARCO Parking Policy. Housing Manager Evan Baumann commented on the changes to the policy and stated that one of the areas that we have the biggest problem in is downtown Goleta.

There being no other public comments, Chairperson Pearson concluded Public Comments.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

Executive Director Havlicek asked the Board if they wanted to tour Harry's House at the end of May. He advised the board that PG&E approved the power for Harry's House. May 12th at 1:00 PM was scheduled for a tour of Harry's House. Executive Director Havlicek also discussed a future closed session meeting to discuss a HCD project and the use of No Place Like Home funds. Director Riggs was called upon to present on the following subjects: (1) smoking detection devices; (2) criminal activity at Depot Street, Central Plaza, Santa Rita Village, Evans Park, and Ted Zenich Gardens; (3) West Cox and Central Plaza security; and (4) SEMAP Certification.

Executive Director Havlicek gave an overview of the recent "all hands" staff meeting. The Executive Director reported on HASBARCO's financial position.

The Executive Director's report was concluded and the Chairperson called for questions.

APPROVAL OF MINUTES

MOTION by Commissioner Allen, seconded by Commissioner Mercado to approve the minutes of the meeting of March 16, 2023. All voted aye. Motion carried.

APPROVAL OF OPERATION AND MANAGEMENT REPORTS

MOTION by Commissioner Doyle, seconded by Commissioner Knox Burns to approve the operation and management reports. All questions were answered to the satisfaction of the Board. All voted aye. Motion carried.

RESOLUTION No. 3065 – Approval of Expenditure List as Submitted

MOTION by Commissioner Alonso, seconded by Commissioner Allen to adopt Resolution No. 3065.

Director Riggs reported on certain tenant expenses. Irene Melton reported an overpayment from United Way and answered several questions about Yardi annual expenses. Irene Melton also answered questions related to payments for storage containers. Executive Director Haylicek also reported that Yardi had committed funds to HASBARCO that we did not solicit. Juan answered several questions about IT expenses. All questions were answered to the satisfaction of the Board. All voted aye. Motion carried.

WRITTEN COMMUNICATIONS

There were no written communications.

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Ortiz stated that he would like to start a grievance committee for Pescadero Lofts. Commissioner Mercado requested an update on the Washington DC Conference. Commissioner Alonso provided the update.

Commissioner Allen stated that it was her birthday, and everyone sang Happy Birthday.

NEW BUSINESS

Resolution No. 3066 –Authorization to open bank accounts with Pacific Western Bank or any other appropriate Financial Institution for Cypress & 7th, L.P.

MOTION by Commissioner Mercado, seconded by Commissioner Doyle to adopt Resolution No. 3066. There were no questions or comments. All voted aye. Motion carried.

Resolution No. 3067 - Authorization to open bank accounts with Pacific Western Bank or any other appropriate Financial Institution for Central Plaza Apartments Syndication L.P.

MOTION by Commissioner Alen, seconded by Commissioner Alonso to adopt Resolution No. 3067. There were no questions or comments. All voted aye. Motion carried.

Resolution No. 3068 – Authorization for the use of digital and electronic signatures for conducting business.

MOTION by Commissioner Mercado, seconded by Commissioner Alonso to adopt Resolution No. 3068. There were no questions or comments. All voted aye. Motion carried.

Resolution No. 3069 – Authorizing the use of DocuSign for the board digital and electronic signatures for conducting business for board resolutions and minutes.

MOTION by Commissioner Doyle, seconded by Commissioner Alonso to adopt Resolution No. 3069. There were no questions or comments. All voted aye. Motion carried.

Resolution No. 3070 – A resolution of the Housing Authority of the County of Santa Barbara setting forth the authority’s official intent to issue multifamily housing revenue obligations to finance a multifamily rental housing facility currently identified as Patterson Point apartments and authorizing related actions

MOTION by Commissioner Ortiz, seconded by Commissioner ^{Alonso} to adopt Resolution No. 3070. All voted aye. Motion carried.

Resolution No. 3071 – A resolution of the Housing Authority of the County of Santa Barbara setting forth the authority’s official intent to issue multifamily housing revenue obligations to finance a multifamily rental housing facility currently identified as Perkins Place apartments and authorizing related actions

MOTION by Commissioner Knox Burns, seconded by Commissioner Doyle to adopt Resolution No. 3071. There were no questions or comments. All voted aye. Motion carried.

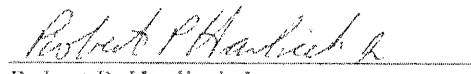
Resolution No. 3072 –approval to write-off un-collectible vacated tenant accounts receivable for the period ended March 31, 2023

MOTION by Commissioner Knox Burns, seconded by Commissioner Allen to adopt Resolution No. 3072. There were no questions or comments. All voted aye. Motion carried.

ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Alonso, seconded by Commissioner Allen to adjourn the meeting at 7:45 p.m. All voted aye. Meeting adjourned.


James E. Pearson, Chair


Robert P. Havlicek Jr.
Secretary/Executive Director