



AGENDA

BOARD OF COMMISSIONERS
REGULAR MEETING — WEDNESDAY, JUNE 19, 2013 @ 4:00 P.M.
AT 421 SOUTH EL DORADO STREET, STOCKTON, CA

Call to Order — Roll Call — Pledge of Allegiance

Election of Officers for the forthcoming year: Second Vice Chairperson.

Approval of the Minutes of the Special Meeting held April 29, 2013; Special Meeting held May 15, 2013; Special Meeting held May 16, 2013, and Annual Meeting held May 16, 2013.

Special Presentation: Service Animals and Assistance Animals for People with Disabilities.

Executive Director's Report:

1. Pest Control Management Forum held Wednesday, June 12, 2013.
2. 2013 California Association of Housing Authorities (CAHA) Legislative Days held June 9-11, 2013.

Reports: Major Purchases and Contracts Awarded May 2013; Capital Fund Projects; Unlawful Detainer; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; Internship Report; and, Quarterly Management Reports: Development (Construction, Rehabilitation) and Financial Write-Offs.

Public Comments: Resident representatives from Housing Authority owned properties and Members of the General Public.

Information Items:

1. National Association of Housing and Redevelopment Officials (NAHRO) 2013 Summer Conference, July 18-20, 2013, Denver, CO.

Consent Items:

1. Consider Approving Lease/Rental Agreement between Housing Authority of the County of San Joaquin and San Joaquin County Office of Education.
2. Consider Approving Agreement for Services between the Housing Authority of the County of San Joaquin and Delta Health Care for Women, Infants, and Children (WIC).

Action Items:

1. Consider Approving and Awarding Contract for Exterior Painting, Diablo Homes and Mokelumne Manor.
2. Consider Approving and Implementing Early Retirement Incentive Program.
3. Consider Approving and Implementing Memorandum of Understanding between Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Employees' Association.
4. Consider Approving and Implementing Memorandum of Understanding between Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Management Association.

Written Communications:

Commissioners' Questions & Comments/Agenda Building:



Closed Session:

Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases: Three.

Conference with Labor Negotiator – Agency Negotiator – Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** CCH/Levental; TBD/California State HOME Loan; and, TBD/Trustee for Bob Franco Trust. **Under Negotiation:** Price and terms for sale of said property and/or price and terms for the payment and/or early retirement of outstanding obligations on the property.

Adjournment

Note:

Persons needing disability-related modification or accommodation in order to participate in this meeting, should contact the Secretary of the Board at (209) 460-5065 at least 48 hours prior to the start of the meeting.[Government Code §54954.2(a)]

The Agenda Package material may be reviewed at the Administrative Office of the Housing Authority of the County of San Joaquin, 448 South Center Street, Stockton, CA, 95203, during normal business hours. Please contact the office in writing to obtain a copy of the Agenda Package. Persons requesting a copy may be charged a small fee for copying the Agenda Package.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority is governed by §1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under §1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Persons wishing to challenge the nature of the above section in court, may be limited to raising only those issues that were raised at the meeting described in this notice, or in written correspondence delivered to the Housing Authority of the County of San Joaquin at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

