

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF JULY 23, 2013

A regular meeting of the Housing Authority of the City of Loma Linda is scheduled to be held at 7:00 p.m. or as soon thereafter as possible, Tuesday, July 23, 2013 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

Materials related to an item on this Agenda submitted to the Housing Authority Board after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at www.lomalinda-ca.gov subject to staff's ability to post the documents before the meeting.

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The Housing Authority meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the Housing Authority at this time; however, the Housing Authority Board may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Agenda item requests for the AUGUST 27, 2013 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, AUGUST 12, 2013

A. Call To Order

B. Roll Call

C. Items To Be Added Or Deleted

D. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)

E. Conflict of Interest Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

F. **Public Hearings**

1. **Joint Public Hearing of City Council and Housing Authority Board** pertaining to sale of a parcel on the south side of Van Leuven Street east of Poplar Street [**City Clerk/Authority Secretary**]
 - a. LLHA Bill #R-2013-04 – Approving the Disposition Development Agreement (DDA) between the Housing Authority and Golden Eagle Multi-Family Properties LLC
 - b. Council Bill #R-2013-19 – Consenting to the approval of the Disposition Development Agreement (DDA)

2. **Joint Public Hearing of City Council and Housing Authority Board** pertaining to sale of a parcel on the east side of Poplar Street commonly known as 10535 Poplar Street [**WITHDRAWN BY APPLICANT**]

G. **Consent Calendar**

3. Demands Register

4. Minutes of May 28 and June 11

H. **Old Business**

I. **New Business**

J. **Chair and Member Reports**

K. **Reports of Officers**

L. **Adjournment**



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Ovidiu Popescu, Vice-Chairman
Ronald Dailey, Member
Phillip Dupper, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: July 23, 2013

TO: Housing Authority

FROM: Pamela Byrnes-O'Camb, Housing Authority Secretary *PBO*

VIA: T. Jarb Thaipejr, Executive Director *TJ*

SUBJECT: **Joint Public Hearing of City Council and Housing Authority Board** pertaining to sale of a parcel on the south side of Van Leuven Street east of Poplar Street [City Clerk/Authority Secretary]

- a. LLHA Bill #R-2013-04 – Approving the Disposition Development Agreement (DDA) between the Housing Authority and Golden Eagle Multi-Family Properties LLC
- b. Council Bill #R-2013-19 – Consenting to the approval of the Disposition Development Agreement (DDA)

Approved/Continued/Denied By Housing Authority Date _____

Please see the City Council Agenda.



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Ovidiu Popescu, Vice-Chairman
Ronald Dailey, Member
Phillip Dupper, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: July 23, 2013
TO: Housing Authority Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb. Secretary
SUBJECT: Minutes of May 28 and June 11, 2013

Approved/Continued/Denied By: Housing Authority Date _____
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RECOMMENDATION

It is recommended that the Housing Authority Board approve the Minutes of May 28 and June 11, 2013.

Loma Linda Housing Authority

Minutes

Regular Meeting of May 28, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 6:02 p.m., Tuesday, May 28, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Chairman Rhodes Rigsby Vice-Chairman Ovidiu Popescu Ron Dailey (Arrived 6:14 p.m.) Phill Dupper John Lenart (Arrived 6:08 p.m.)
Councilman Absent:	None
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

LLHA 2013-010 – Closed Session - Conference with Real Property Negotiator (Government Code 54956.8)

- a. Property: 25392 Durango Loop (APN 0283-281-22)
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, Preeya Estrada
Under Negotiation: Price and Terms of Payment
- b. Property: 25454 Sonora Loop (APN 0283-271-07)
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, Marco Elias and Judith Romero
Under Negotiation: Price and Terms of Payment

The Housing Authority Board immediately recessed to consider the closed session items as listed and reconvened at 6:02 p.m. with all members present. General Counsel Holdaway announced that the Board met with its Negotiators and gave direction: there was no final action to report.

The Housing Authority Board recessed and reconvened at 7:12 p.m. with all members present.

Old Business

LLHA-2013-011 - Joint meeting of the City Council and Housing Authority regarding Fiscal Year 2013-2014 Budget

- a. Presentation of proposed FY 2013-2014 Budget [Finance]
- b. Council Bill #R-2013-13 - Approving terms of employment for members of the San Bernardino Public Employees Association, Professional and Administrative Employees Association, Miscellaneous Management/Confidential (unrepresented) employees), and Safety Management Employees [City Manager]
- c. Job Description for Code Compliance/Animal Control Officer [City Manager]
- d. Council Bill #R-2013-14 – Approving the 2013-2014 adjusted appropriations limit
- e. Investment Policy
- f. 2012-2013 California Department of Forestry Wildland Protection Agreement in the amount of \$38,210.15 (Budgeted in FY 13/14) [Fire Department]
- g. Five-Year Capital Improvement Program (CIP)
- h. COPS Grant Expenditure Plan
- i. Schedule "A" pertaining to contract with Sheriff's Department
- j. Council Bill #R-2012-15 – Adopting the 2013-2014 fiscal year budget
- k. LLHA Bill #R-2013-01 – Adopting the 2013-2014 fiscal year budget

Finance Director DeAnda presented the budget, stating that Staff met with the Budget Committee and also held a workshop with the City Council in light of the economic times and the dissolution of the Redevelopment Agency.

She explained that the major funds within the budget document were the General Fund, Special Revenue Funds, and the Enterprise Funds as well as the Housing Authority; the Successor Agency was a private purpose trust fund and did not have a budget of its own in that the State Department of Finance approves expenditures for the Successor Agency.

Ms. DeAnda then stated that the beginning balance was \$5,078,700: the Rainy Day Fund \$3,500,000: Equipment Replacement Fund \$1,250,000 with the total fund balance being \$9,828,700 to begin fiscal year 2013-2014. She noted that one-time revenue increases accounted for \$400,000 to the General Fund.

She then reviewed the top seven revenue sources and General Fund expenditures. Presenting the Housing Authority Budget, she noted that the Authority was operating on revenues from repayment of loans and some rental income.

She then responded to questions.

Motion by Dupper, seconded by Dailey and unanimously carried to approve Council Bill #R-2013-13, Council Bill #R-2013-14, Council Bill #R-2013-15: and LLHA Bill #R-2013-01.

Resolution No. 2776

A Resolution of the City Council of the City of Loma Linda, California, modifying wages, hours, and other terms and conditions of employment for the members of the Professional and Administrative Employees' Association, the San Bernardino Public Employees' Association and the Unrepresented employees

Resolution No. 2777

A Resolution of the City Council of the City of Loma Linda, California adopting an Amended City Appropriations Limit for fiscal year 2013-2014 in accordance with the provisions of Division 9 of Title 1 of the California Government Code

Resolution No. 2778

A Resolution of the City Council of the City of Loma Linda, California, adopting the final budget for the City of Loma Linda for the fiscal year commencing July 1, 2013 and ending June 30, 2014

Resolution No. 14

A Resolution of the Loma Linda Housing Authority establishing a final budget for fiscal year 2013-2014

Motion by Dupper, seconded by Popescu and unanimously carried to approve the Job description for the Code Compliance/Animal Control Officer, Investment policy, 2012-2013 California Department of Forestry Wildland Protection Agreement in the amount of \$38,210.15 (budgeted in FY 13/14), Five-Year Capital Improvement Program (CIP), COPS Grant Expenditure Plan, and Schedule "A" pertaining to the contract with the Sheriff's Department.

Finance Director DeAnda presented the budget, stating that Staff met with the Budget Committee and also held a workshop with the City Council in light of the economic times and the dissolution of the Redevelopment Agency.

She explained that the major funds within the budget document were the General Fund, Special Revenue Funds, and the Enterprise Funds as well as the Housing Authority; the Successor Agency was a private purpose trust fund and did not have a budget of its own in that the State Department of Finance approves expenditures for the Successor Agency.

Ms. DeAnda then stated that the beginning balance was \$5,078,700; the Rainy Day Fund \$3,500,000; Equipment Replacement Fund \$1,250,000 with the total fund balance being \$9,828,700 to begin fiscal year 2013-2014. She noted that one-time revenue increases accounted for \$400,000 to the General Fund.

She then reviewed the top seven revenue sources and General Fund expenditures. Presenting the Housing Authority Budget, she noted that the Authority was operating on revenues from repayment of loans and some rental income.

She then responded to questions.

Motion by Dupper, seconded by Dailey and unanimously carried to approve Council Bill #R-2013-13, Council Bill #R-2013-14, Council Bill #R-2013-15; and LLHA Bill #R-2013-01.

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Motion by Dupper, seconded by Popescu and unanimously carried to approve the Job description for the Code Compliance/Animal Control Officer, Investment policy, 2012-2013 California Department of Forestry Wildland Protection Agreement in the amount of \$38,210.15 9 (budgeted in FY 13/14), Five-Year Capital Improvement Program (CIP), COPS Grant Expenditure Plan, and Schedule "A" pertaining to contract with the Sheriff's Department.

The Housing Authority Board recessed at 7:31 p.m. and reconvened at 7:51 p.m. with all members present. There were no items added or deleted and no conflicts of interest noted.

Oral Reports/Public Participation

Helcias Puerto addressed the Housing Authority Board regarding a vehicle that had been impounded. He was referred to staff.

I.J.HA-2013-012 – Consent Calendar

Motion by Popescu, seconded by Dupper and unanimously carried to approve the following items:

The Demands Register dated April 30, 2013 with commercial demands totaling \$2,939.61.

The Demands Register dated May 14, 2013 with commercial demands totaling \$2,767.58.

The Demands Register dated May 28, 2013 with commercial demands totaling \$6,838.17.

The Minutes of April 23, 2013 as presented.

The meeting adjourned at 7:56 p.m.

Approved at the meeting of

City Clerk

Loma Linda Housing Authority

Minutes

Regular Meeting of June 11, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 6:19 p.m., Tuesday, June 11, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Chairman Rhodes Rigsby
Vice-Chairman Ovidiu Popescu
Ron Dailey (Arrived 6:23 p.m.)
Phill Dupper
John Lenart

Councilman Absent: None

Others Present: Executive Director T. Jarb Thaipejr
General Counsel Richard E. Holdaway

LLHA 2013-013 – Closed Session - Conference with Real Property Negotiator (Government Code 54956.8)

- a. Property: APN 0283-142-05) – Van Leuven Street
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O’Camb, and Derek Dean
Under Negotiation: Price and Terms of Payment
- b. Property: APN 0283-134-02) – Poplar Street
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O’Camb, and Alex Mucino
Under Negotiation: Price and Terms of Payment

The Housing Authority Board immediately recessed to consider the closed session items as listed and reconvened at 7:06 p.m. with all members present. General Counsel Holdaway announced that the Board met with its Negotiators and gave direction: there was no final action to report.

The Housing Authority Board recessed and reconvened at 8:34 p.m. with all members present. No items were added or deleted, no public participation comments were offered upon invitation of the Chairman and no conflicts of interest were noted.

LLHA-2013-014 – Consent Calendar

Motion by Dupper, seconded by Dailey and unanimously carried to approve the following items;

The Demands Register dated May 30, 2013 with commercial demands totaling \$1,246.73.

The Demands Register dated June 11, 2013 with commercial demands totaling \$3,298.06.

LLHA Bill #R-2013-02

Resolution No. 15

A Resolution of the Loma Linda Housing Authority approving an agreement with Preeva Estrada for the acquisition of property at 25392 Durango Loop

LLHA Bill #R-2013-03.

Resolution No. 16

A Resolution of the Loma Linda Housing Authority approving an agreement with Marco A. Elias Juarez and Judith D. Romero Gutierrez for the acquisition of property at 25454 Sonora Loop

The meeting adjourned at 8:35 p.m.

Approved at the meeting of

City Clerk