



Berkeley Housing Authority

Regular Board Meeting

Minutes

**DRAFT**

Thursday, February 20, 2025

4:31 pm

1. **Call to Order** The meeting was called to order at 4:32 p.m.
2. **Roll Call** All present except Commissioner Kashani, absent & arrived at 4:38 p.m.
3. **Agenda Adjustments** Moved item 7A before Report from the Executive Director.
4. **Comments from the Public** Patrick Kehoe request; to keep an eye on Zoom waiting room.
5. **Approval of Minutes** scheduled to present at next meeting.
6. **Report from the Executive Director**

BHA, Executive Director, James Williams, debriefs on possible impacts of rising budget cuts. Updates on multiple Agency projects, to include MOU between BHA and COB. Fungibility, Plans and logistics of for 3x 3 meeting.
7. **New Business:**
  - a) Presentation of Independent Audit Report, Year Ending June 30, 2024 by Novogradac and Company, LLP; Approved, moved by Commissioner Thomas-Rodriguez, seconded by Commissioner Matthews, all present and all in favor.
  - b) Financial Report; Actual vs Budget for Period Ending December 31, 2024; Jesy Yturralde, BHA Finance manager presented with several questions and answers.
  - c) Adopt a Resolution for the Executive Director to execute a three-year contract with two additional optional years totaling five years with Harshwal & Company LLC the Financial Audit & Tax Return Services provider for Berkeley Housing Authority; Approved, moved by Vice Chair Kashani and seconded by Commissioner Matthews, all present and all in favor.
  - d) Adopt a Resolution for the Fourth Amendment of Housing Choice Voucher (HCV)/Project Based Voucher (PBV) Services Contract with Grants Consulting Firm to end February 28, 2025; Approved, moved by Commissioner Rossi, seconded by Vice Chair Kashani, all present and all in favor.
  - e) Adopt a resolution for the Executive Director to execute a one-year option with an additional one-year option with The Organizational Leadership edge (TOLE) in the amount of \$25,560; Approved, moved by Commissioner Rossi and seconded by Commissioner Thomas-Rodriguez, all present and all in favor.

8. **Closed Session:** Began at 6:21 p.m. adjourned at 7:02 p.m., no Commissioners comments or concerns.

Commissioner Thomas-Rodriguez supported with taking minutes for the rest of the scheduled meetings.

- a) *Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with SEIU Local 1021. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.*
- b) *Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with AFSME Local One. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.*
- c) *Conference with Real Property Negotiations (Government Code § 54956.8)  
Property: Affordable Housing Development at North Berkeley BART Transit-Oriented Development, Berkeley, CA 94702  
Agency Negotiation: James Williams, Executive Director, Jhaila Brown, General Counsel, Jonathan Zimmerman, real estate consultant  
Negotiating Parties: BRIDGE Housing Corporation, Insight Housing, and East Bay Asian Local Development Corporation  
Under Negotiation: Price and terms of payment.*
- d) *Public Employee Performance Evaluation: Government Code sections 54957(b); Title Executive Director.*

9. **Commissioners' Questions and Matters:** Form 700 Reminders.

10. **Communications:** None

11. **Adjournment:** Meeting ended at 7:04 p.m., moved by Commissioner Matthews, seconded by Commissioner Rossi, all present and all in favor.