



**REGULAR MEETING OF THE AREA HOUSING AUTHORITY
OF THE COUNTY OF VENTURA**

Wednesday, July 26, 2017 at 3:00 P.M.

1400 W. Hillcrest Drive, Newbury Park, CA 91320

"The Area Housing Authority of the County of Ventura shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships."

1. CALL TO ORDER/WELCOME

A. PLEDGE OF ALLEGIANCE

B. COMMISSIONER ATTENDANCE: BRAMSON, CRUTCHFIELD, DIAZ-MARTINEZ, LECH, LUNN, MCCARTY, MCCLENAHAN, MERCER, NIELSEN, NOBLE, PAINTER, REISENDER, AND WALL

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES - REGULAR MEETING OF JUNE 28, 2017

4. CONSENT CALENDAR ITEMS

Review and approve unless an item is pulled for separate action by the Board and moved to the Regular agenda for consideration. Consent items are to be routine and non-controversial. All items are approved as recommended without discussion.

A. Receive Executive Director Report (Michael Nigh)

B. Receive Financial Report (Denise Howells)

C. Receive Section 8 Report (Carrie Sabatini & James Markot)

D. Receive Housing Programs Report (Carrie Sabatini)

E. Receive Housing Assets and Development Report (George McGehee, Jr.)

F. Receive Personnel/Human Resources (Tricia Friou)

5. PUBLIC COMMENTS

Members of the public are invited to address their questions, concerns, and comments to the Board. Those wishing to do so are reminded to: a) address the Board at the time designated for public comments; b) limit their comments to three (3) minutes in which to speak to the Board of Commissioners; and c) the Board will not respond to these comments, but will take them into consideration and the item may appear on a future agenda, if discussion is determined necessary.

6. FY 2018 BUDGET PRESENTATION

Denise Howells, Director of Finance

Review, Motion, Discuss, Second, Voice Vote

7. MIRA VISTA APARTMENTS REFINANCE PRESENTATION

Michael Nigh, Executive Director and Frank Thompson, Housing Consultant

8. PRESENT UPDATES ON AGENCY DEVELOPMENT PROJECTS

Michael Nigh, Executive Director

Area Housing Authority Agenda

9. CLOSED SESSION

Government Code Section § 54957.6 – Labor Negotiations

Closed Session for the purpose of discussing labor negotiations with SEIU Local 721

10. CLOSED SESSION

Government Code § 54956.8 - Conference with Real Property Negotiators

Property: Approximately 1.08 acres of improved property located at 1415 Patricia Ave, Simi Valley, CA 93065

Agency negotiator: Michael Nigh, Area Housing Authority of the County of Ventura

Negotiating parties: Greti Croft (property owner); Area Housing Authority of the County of Ventura

Under negotiation: Purchase of the property, including purchase price and terms of payment.

11. STAFF COMMENTS

Information Only

12. EXECUTIVE DIRECTOR COMMENTS

Information Only

13. COMMISSIONER COMMENTS

Comments by Commissioners on matters they consider appropriate. The Board of Commissioners will not respond to comments but will take them into consideration and the item may appear on a future agenda if discussion is determined necessary. Commissioners are asked to limit their comments to three (3) minutes or less.

14. CHAIR COMMENTS (5 MIN)

NEXT SCHEDULED MEETING

August 23, 2017

AT 3:00 P.M.

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting, please contact the Area Housing Authority of the County of Ventura's Executive Assistant via email at agutierrez@ahacv.org or by phone at (805) 480-9991 ext. 850. Notification at least 48 hours prior to the meeting will help ensure that reasonable accommodations can be made.