

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

Wednesday, October 29, 2025 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."

PUBLIC COMMENT

To allow the opportunity for all to speak, a time limit of three (3) minutes per speaker and 30 minutes for all speakers has been set for public speakers wishing to address the Board of Commissioners. The Chair has the discretion to increase or limit this time if warranted.

HOW TO SUBMIT A PUBLIC COMMENT

Comments may be submitted by one of the following:

1. IN PERSON:

- Complete a Public Comment card before the meeting begins, if possible, and prior to **Agenda Item #5** and give to a Secretary of the Board, or the designated staff member. Public Comment cards received after the conclusion of Agenda Item #5 will not be addressed.
- During **Agenda Item #5**, the Chair will call for Public Comments from the cards received.
- When called upon by the Chair, the speaker has up to three (3) minutes to address the Board unless the Chair exercises the Chair's discretion to increase or limit this time period.
- Once the Board has received all comments under Agenda Item #5, only comments on agendized topics will be taken if noted by the agenda.
- Each speaker shall promptly conclude all comments when the speaker's time to speak has expired.
- Members of the public cannot cede their time to another speaker.
- 2. **BY PHONE** by 12:00 pm (Noon) PST on the business day prior to the meeting.
 - Leave your comments on a voice message at **805-480-9991** ext. **850**, please speak clearly. Your voice message will be distributed prior to the meeting.
- 3. **BY EMAIL** by 12:00 pm (Noon) PST on the business day <u>prior to the meeting</u>.
 - Email your comment to admin@ahacv.org and include "Public Comment" in the subject line. Your email will be distributed prior to the meeting.

PLEASE NOTE:

- Any documentation distributed to the Board **becomes a public document** and may be requested at any time by the public.
- The Board will not respond to these comments, but will take them into consideration and the item may appear on a future agenda.
- Any public comment received <u>later than 12:00 pm (Noon) PST on the business day prior to</u> <u>the meeting</u> will be distributed at the next regularly scheduled meeting

Agenda

Regular Meeting of the Board of Commissioners October 29, 2025

1. CALL TO ORDER/WELCOME

A. PLEDGE OF ALLEGIANCE

B. COMMISSIONER ATTENDANCE: BODIS, BRADLEY, CHAPMAN, HOOPER, JOHNSON, LECH, LUNN, MASON, NIELSEN, PIECHOWSKI, PONCE, RAMOS-CRUZ, RUSSELL, AND WALL

2. ADOPTION OF AGENDA

3. APPROVAL OF MINUTES: REGULAR MEETING OF August 27, 2025

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 noncontroversial. All items are approved as recommended without discussion.

- A. Receive Executive Director Report (Michael Nigh)
- B. Receive Financial Report (Carrie Sabatini)
- C. Receive Section 8 Report (Carrie Sabatini & James Markot)
- D. Receive Housing Programs Report (Carrie Sabatini)
- E. Receive Housing Assets Report (Juan Jimenez, Jr.)

5. PUBLIC COMMENTS

Any member of the public may address the Board of Commissioners on an item appearing on the agenda or any subject within the jurisdiction of the Housing Authority. *Please note that public comments will not be responded to, acted on or discussed during the meeting, but may appear on a future agenda.* If you wish to make a comment, please refer to meeting announcement on previous page.

6. 2026 SCHEDULE OF BOARD MEETINGS

Mark Lunn, Board Chair Michael Nigh, Executive Director Motion to Approve, Second, Discuss, Voice Vote

7. RESOLUTION NO. 1175 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING THE USE OF GENERAL FUND RESERVES TO REPAY THE MONTECITO BANK & TRUST LOAN (Glenn Oaks Apartments)

Carrie Sabatini, Deputy Executive Director Motion to Approve, Second, Discuss, Roll Call Vote

8. RESOLUTION NO. 1176 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA AUTHORIZING THE USE OF GENERAL FUND RESERVES TO REPAY THE MONTECITO BANK & TRUST LOAN (Los Arboles Apartments)

Carrie Sabatini, Deputy Executive Director Motion to Approve, Second, Discuss, Roll Call Vote

9. DISCUSSION OF PUBLIC OFFICAL LIABILITY (POL) INSURANCE

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP Information Only

10. CLOSED SESSION

Update on Negotiations with Union, SEIU Local 721

Government Code Section 54957.6

Designated Representative : Roxanne Robinson-Jones

Roxanne Robinson-Jones, Human Resources Manager

11. RESOLUTION NO. 1177 – A RESOLUTION OF THE AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA TO APPROVE THE RATIFIED AGREEMENT FOR THE MEMORANDUM OF UNDERSTANDING (MOU) WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 721 (SEIU 721) FOR THE CONTRACT PERIOD JULY 1, 2025 THROUGH JUNE 30, 2028

Roxanne Robinson-Jones, Human Resources Manager Motion to Approve, Second, Discuss, Roll Call Vote

12. CLOSED SESSION

Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Moorpark VI - 112, 124 & 136 First Street, 224 & 236 Charles Street and a vacant parcel on Leta Yancy Road comprised of APNs 506-0-030-180, 506-0-030-195, 506-0-050-525, 506-0-050-515, 506-0-030-205, 506-0-030-255, and 506-0-030-245

Agency Negotiator(s): Michael Nigh, Executive Director

Negotiating Party: City of Moorpark

Under Negotiation: Price and terms of payment

Michael Nigh, Executive Director

13. CLOSED SESSION

Conference With Legal Counsel – Existing Litigation

(Cal. Government Code § 54956.9(d)(1))

Name of Case: Area Housing Authority of the County of Ventura v. SHS Guaranteed II, L.P. (JAMS Reference # 5220009915)

Ian Elsenheimer, General Counsel, Ferguson Case Orr Paterson LLP

14. COMMENTS

- A. Staff
- **B.** Deputy Executive Director
- C. Executive Director
- D. Legal

Information Only

15. COMMISSIONER COMMENTS

In accordance with Cal. Government Code § 54954.2(a)(3), comments should be limited to the following items: (1) clarification questions; (2) brief announcements and/or reports on activities; (3) references to staff or other resources for factual information; (4) requests that staff report back at a subsequent meeting concerning any matter; and (5) requests to place a matter of business on a future agenda. Commissioners are asked to limit their comments to three (3) minutes or less

16. **CHAIR COMMENTS** (5 MIN)

NEXT SCHEDULED MEETING Regular Meeting December 3, 2025 1400 W. Hillcrest Drive Newbury Park, CA 91320 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 via email at admin@ahacv.org or by phone at (805) 480-9991 ext. 850. Notification at least 72 hours prior to the meeting will ensure that reasonable accommodations can be addressed appropriately.