

THE LONG BEACH HOUSING
DEVELOPMENT COMPANY MINUTES

WEDNESDAY, MAY 16, 2012
333 W. OCEAN BLVD.
3RD FLOOR CONFERENCE ROOM, 4:00 PM

Patrick Brown, Chair
Stacy McDaniel, Vice Chair
Kevin Cwayna, Director
Michael McCarthy, Director
Jeffrey Price, Director



Laura Storke, Director
Conor Weir, Director
Patrice Wong, Director
Anna Ulaszewski, Director

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Brown called the meeting to order at 4:04 P.M.

ROLL CALL

Commissioners Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy
Present: McDaniel, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price
and Conor Weir

Commissioners Laura Storke

Absent:

*Boardmember Wong arrived at 4:11 P.M.

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rich Anthony,
Deputy City Attorney; Dale Hutchinson, Redevelopment Administrator; Meggan Sorensen,
Development Project Manager III; Heather Murdock, Clerk Typist III.

Guests present: Diane Arnold.

REPORT OF THE CHAIR

Chair Brown reported that Governor Brown released the latest State budget, which
proposes that all housing money be used for schools.

Boardmember Cwayna requested that the Board receive a report on the big picture or
vision of the LBHDC before moving to the action items, other than approval of the
minutes.

ACTION ITEMS

1. 12-005HC Recommendation to receive and file the minutes of the regular Board
meeting of February 15, 2012.
**A motion was made by Vice Chair McDaniel, seconded by
Boardmember Price, to receive and file. The motion carried by the
following vote:**

Yes: 8 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, Michael W. McCarthy, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

Absent: 1 - Laura Storke

REPORT OF THE PRESIDENT

President Bodek announced Vice President Tolentino's retirement and thanked her for her service and her commitment to affordable housing.

President Bodek announced the members of the Oversight Board, including Ellie Tolentino, and mentioned that during the last meeting of the Oversight Board, the Board approved our ROPS. Now the Department of Finance will review those obligations. Out of 250 line items, only six are in conflict. If we get no tax-increment payment in June, we have enough cash on hand to make it through December.

President Bodek also mentioned that Housing Services moved out of the office at 110 Pine and onto the third floor of City Hall. Rehab staff was reduced by half, and those remaining report to Patrick Ure.

President Bodek also mentioned that we received a CalHome grant for \$1.5 million, and that formation of the Community Improvement Coalition has not taken hold yet. Deputy City Attorney Rich Anthony is going to look into articles of incorporation, etc. In the meantime, the LBHDC needs to exist because things still need to get done.

Vice Chair McDaniel asked if all our housing projects that we have identified as contractual obligations have been approved by the Oversight Board and Department of Finance. President Bodek answered that only two projects are at risk: Belwood Apartments and Ramona Park Apartments, both in north Long Beach.

2. 12-006HC Recommendation to receive and file the designation of Robert Zur Schmiede as Vice President of the LBHDC, effective May 17, 2012.

President Bodek explained that she needs someone to be authorized to sign and approve items in her absence.

A motion was made by Boardmember McCarthy, seconded by Boardmember Wong, to approve recommendation. The motion carried by the following vote:

Yes: 8 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, Michael W. McCarthy, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

Absent: 1 - Laura Storke

3. 12-007HC

Recommendation to authorize the President or designee to accept the conveyance of certain properties by the City of Long Beach to The Long Beach Housing Development Company and execute any and all documents necessary to transfer ownership of these properties. (CD1 & 6)

President Bodek mentioned that this item will go before the Successor Agency in the near future, at a date to be determined. Boardmember Ulaszewski asked if the Board could be notified before the item goes before the Successor Agency. President Bodek responded that she would make sure boardmembers are notified.

A motion was made by Vice Chair McDaniel, seconded by Boardmember Ulaszewski, to approve recommendation. The motion carried by the following vote:

Yes: 8 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, Michael W. McCarthy, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

Absent: 1 - Laura Storke

4. 12-008HC

Recommendation to authorize the President or designee to enter into a Subrecipient Agreement with the City of Long Beach for the administration and use of HOME funds.

Vice President Tolentino presented the staff report. She mentioned that this item will go before the City Council on June 12, 2012. There was no discussion from the Board on this item.

A motion was made by Boardmember McCarthy, seconded by Boardmember Ulaszewski, to approve recommendation. The motion carried by the following vote:

Yes: 8 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, Michael W. McCarthy, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

Absent: 1 - Laura Storke

5. 12-009HC

Recommendation to support the re-establishment of the Downtown Long Beach Property-Based Business Improvement District and authorize the President or designee to sign the petition, vote in the affirmative during the subsequent mailed ballot process, and pay corresponding assessment, if and when the District is re-established.

President Bodek recused herself because she is on the Downtown Long Beach Association Executive Board, representing the City. Boardmember Wong let it be known that DLBA is a supporter of Long

Beach Day Nursery. Vice President Tolentino presented the staff report.

A motion was made by Boardmember McCarthy, seconded by Boardmember Weir, to approve recommendation. The motion carried by the following vote:

Yes: 8 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, Michael W. McCarthy, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

Absent: 1 - Laura Storke

COMMITTEE MINUTES

A) Programs Committee - February 9, 2012 Minutes were approved.

NEW BUSINESS

There were no new items of business.

PUBLIC PARTICIPATION

There were no members of the public present.

ADJOURNMENT

Note:

Written material relating to any item on the Board's agenda which is submitted to the Board after distribution of the agenda packet will be available for inspection in the Housing Services Bureau's offices at City Hall, 333 W. Ocean Blvd., Third Floor, Long Beach, CA 90802. A digital recording of this meeting will be available in the Housing Service Bureau.

Respectfully submitted,

AMY J. BODEK, PRESIDENT

Approved by:

PATRICK BROWN, CHAIR