



Minutes of the Educational Housing Corporation Board Meeting

June 16, 2020

ZOOM Webinar

Attendees:	Absent:
Dennis McBride, President	Michael Pierce
Maurice Goodman, Vice President	Other Attendees:
Peggy Berlese, Treasurer	Michael Claire
Ron Granville	Mitchell Bailey
Jonathan Wax	Bernata Slater
Kate Williams Browne	Michael Kenny
Karen Schwarz	Caryn Kenny
	Alexis Arreola
	Carina Warne

I. Call to Order and Roll Call

The meeting was called to order at 3:04pm. Members in attendance are listed above. Mr. Granville left the meeting at 3:05pm.

II. Public Comments on Non-Agenda Items

Peter Von Bleichert, resident at Cañada Vista, gave a presentation on a proposed community garden. Mr. Von Bleichert proposed a non-permanent, shared space where residents can plant and grow edible herbs and vegetables. He said the community garden will be maintained by residents and provide a habitat for native plantings, bees, butterflies and hummingbirds. Mr. Von Bleichert's proposed location for the garden is on the east side of the Cañada Vista Club House. He estimated the cost for the community garden around \$500. Mr. Bailey said he would like to review this proposal with residents and Kenny Realty and bring back to the Board at a future meeting.

III. Election of Officers

It was moved by Ms. Browne and seconded by Ms. Berlese to re-elect Mr. McBride to serve as President. The motion carried unanimously.

It was moved by Ms. Berlese and seconded by Ms. Browne to re-elect Mr. Goodman to serve as Vice President. The motion carried unanimously.

It was moved by Ms. Schwarz and seconded by Mr. Wax to re-elect Ms. Berlese to serve as Treasurer. The motion carried unanimously.

IV. ACTION ITEMS

a. Adoption of FY 20/21 Budget for College Vista and Cañada Vista

Ms. Slater provided proposed FY 2020-21 budgets for both College Vista and Cañada Vista, along with financials for FY 2019-20 through March 31, 2020. Ms. Slater noted that insurance fees have increased and that has been included in the future budget.

Ms. Browne asked about flooring and painting repair projections for College Vista. Ms. Kenny responded that there are quite a few vacancies and a lot of turnover expected this year. Ms. Kenny also said that College Vista is the older of the two complexes and flooring and painting repairs are necessary in most units due to age. Ms. Kenny said average paint per unit is around \$1,600 and average flooring costs are around \$3,000 to \$4,000 per unit.

Ms. Berlese asked about the balance owed to the District from the Certificate of Participation (COP). Ms. Slater said she will provide that information at the next meeting.

Ms. Slater noted there is an additional line item in the Cañada Vista financials for a one-time post-construction landscaping project. The estimated cost of the landscaping project is \$100,000. Mr. Bailey said this project will also include irrigation repairs and tree trimming. Ms. Berlese asked if Mr. Von Bleichert's community garden proposal can be included in the landscaping bid. The Board discussed and agreed to add \$500 to the landscaping project budget to include the community garden.

It was moved by Mr. Goodman and seconded by Ms. Berlese to approve the FY 2020-21 Budget for College Vista and Cañada Vista. The motion carried unanimously with all members voting aye.

V. INFORMATIONAL REPORTS

a. Update on Cañada Vista Repairs

Mr. Bailey gave an update on Cañada Vista repairs. On Building 1, all of the scaffolding has been removed and the walkways are finished. Stuccowork is still in progress and should be complete by the end of next week. On Building 2, most of the scaffolding has been removed and window replacement is being finished this week. The front courtyard work on Building 2 is also in progress. Mr. Bailey said that there are twenty units that still require interior work, including drywall and painting. The interior work was suspended due to Shelter in Place orders, but in the spirit of progress, the District is working with residents to find acceptable solutions to complete the work. Mr. Bailey said project completion is targeted for end of August or early September.

Ms. Schwarz asked about the repairs to the Cañada Vista clubhouse. Mr. Bailey said that the roof was replaced on the clubhouse as part of the construction project and Kenny Realty will complete other repairs separately.

Mr. Wax asked how many vacancies there are at Cañada Vista. Mr. Bailey replied that there are about 10 vacancies and those will be filled within the coming weeks. Mr. Bailey further noted that he intends to send out an update email to employees on the waitlist.

b. Update on Skyline College Ridge Housing Development

Mr. Bailey gave an update on the Skyline College Ridge Housing Development. He shared current photos of construction including the site work, grading and retaining walls, which are all complete.

In regards to the bids for the project, Mr. Bailey said the District had put the vertical construction (the buildings) out to bid earlier this year. The bid deadline was extended due to COVID-19. In April, the District received two bids for the project, which were well beyond what was budgeted (one for \$19,391,000 and the other for \$22,384,000). As a result, District staff recommended to the College District Board in May that the bids be rejected and re-bid the project later this year.

Due to the uncertainty of the economy, the District is hopeful that the construction market will yield a more favorable price in the coming months. The intention is to go back out to bid in the Fall. The District also intends to work with the Architects to reassess the construction plans to make the project more cost efficient.

Ms. Berlese asked about bidding the project using the Project Labor Agreement (PLA) and if the District would have received more favorable bids using prevailing wage. Mr. Bailey noted that the Board explicitly requested this project be included under Project Labor Agreement. Ms. Schwarz said that neither Cañada Vista nor College Vista were bid under the Project Labor Agreement (PLA). The Housing Board discussed the Project Labor Agreement (PLA) versus prevailing wage and agreed that this conversation is worth taking to the Board of Trustees. Mr. Bailey said the District is also assessing the Lease-Lease Back (LLB) project delivery method that is being used for this project. He said both of these items can be combined into a larger conversation for the Board of Trustees to evaluate. Mr. Claire said the District has experience with bidding commercial construction and this project is residential, this may be part of the issue. Mr. Goodman suggested the District have a meeting with James Ruigomez from the Building & Trades Council.

c. Discussion of Property Management Contract Process

Mr. Bailey reminded the Board that in April 2019, the Housing Board approved a contract with Kenny Realty for the property management of College Vista and Cañada Vista. This contract is set to expire on December 31, 2020. As a matter of practice, the Board has suggested, on prior occasions, that it may have an interest in putting this contracted service out to bid at a future time. Mr. Bailey recommended the Board either consider extension of the current service contract with Kenny Realty or put the contracted service out to bid.

The Board discussed that the District and Kenny Realty have a good working relationship. Ms. Berlese said that due to the pandemic and delays in construction at College Ridge, she is in support of renewing Kenny Realty's contract. Mr. Goodman said that the Board has

discussed this item in the past and for the sake of accountability and consistency, the District should go out to bid as was previously discussed. Ms. Browne noted that conducting a full search is an important process. Because of the discussion, the Board agreed they need a policy on contracts. The Board discussed and agreed that they would like to renew Kenny Realty's current contract for one year. Mr. Bailey will bring this item to the next meeting as an action item.

VI. Board Members' Comments and/or Requests for Future Agenda Items

Mr. Wax inquired about the new vacancy on the Housing Board after Mr. Granville has completed his term. Mr. Bailey said the District Board of Trustees has a process for appointing members to the Housing Board.

Mr. McBride noted future agenda items for the next meeting including a waitlist update, Certificate of Participation (COP) payback schedule, Cañada Vista costs, and contract policy creation.

VII. Adjourn

The meeting was adjourned at 5:25pm.