



Minutes of the Educational Housing Corporation Special Board Meeting

January 30, 2023

**In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar**

Attendees:	Other Attendees:
Michael Pierce, President	Michael Claire, SMCCCD
Dennis McBride, Treasurer	Richard Storti, SMCCCD
Michael Guingona	Bernata Slater, SMCCCD
Richard Holober	Carina Warne, SMCCCD
Jessica Marshall	Bob Talbott, BLVD Residential
Brittney Sneed	Yaakov Strauss, BLVD Residential
	Jonathan Garcia, BLVD Residential
	Stephanie Montenegro, BLVD Residential

Call to Order and Roll Call

The meeting was called to order at 4:04 p.m. Members in attendance are listed above.

Public Comments on Non-Agenda Items

None

Election of Officers

Mr. Holober motioned to nominate himself to serve as Vice President/Secretary. There were no other nominations. The motion carried unanimously, with all members voting aye.

It was moved by Mr. Holober to elect Mr. Guingona to serve as Treasurer. There were no other nominations. The motion carried unanimously, with all members voting aye.

INFORMATION ITEMS

Discussion of Taking Board Action without a Meeting

Mr. Pierce thanked Mr. Storti for including the Educational Housing Corporation bylaws in the board packet. He said, in reviewing the bylaws, it is clear that the board does not have authority to take board action without a meeting. He said the President of the board in consort with Mr. Storti may act on emergency items if needed. He said the board may like to consider thinking about making an exception to this rule for special circumstances. Mr. Pierce also said, with the

Board of Trustees approval, the housing board may like to consider modifying the bylaws at some time in the near future.

Mr. McBride noted that in reviewing the bylaws, the housing board composition structure is imbalanced because there are several employees and Trustees on the Housing Board. Mr. Holober agreed that a majority of the housing board should be external to the organization and not employed by the District. Mr. McBride said the housing board needs to be quicker in filling board vacancies. Mr. Pierce suggested that the board forward names to Chancellor Claire and Executive Vice Chancellor Storti.

Discussion of the Future of Faculty & Staff Housing

Mr. Pierce started the conversation regarding future Faculty & Staff Housing. He said the Facilities Master Plan document provides a clear vision of where future Faculty & Staff Housing might be located. Mr. Pierce discussed the idea of having a joint study session with the Board of Trustees to discuss the vision, timeline and direction of future housing.

Mr. McBride said the housing board, in collaboration with the Board of Trustees, needs to decide if there is a need for additional Faculty & Staff Housing and how it will be funded.

Ms. Marshall said there is still a lot of interest from employees for District provided housing.

It was moved by Mr. Pierce and seconded by Mr. McBride to set up a Joint Study Session with the Board of Trustees to discuss the Future of Faculty & Staff Housing. The motion carried unanimously, with all members voting aye.

ACTION ITEMS

Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under Brown Act

It was moved by Mr. Holober and seconded by Mr. Guingona to approve Adoption of Resolution to Make Findings Allowing Continued Remote Meetings Under Brown Act. The motion carried unanimously, with all members voting aye.

Mr. Claire noted that after February 28th all Brown Act meetings will be required to be held in-person.

Consideration of One Year Extension of Property Manager Contract for BLVD Residential

The Board discussed the consideration of a one-year extension for BLVD Residential's property manager contract. Mr. Pierce said BLVD Residential was retained by the District for property management services after Kenny Realty departed. He said the original agreement was a one-year contract with the option for two one-year extensions. Mr. McBride said this type of agreement protects both parties in the contract.

The Board also discussed seeing the results of the resident feedback survey and sending out another feedback survey to residents.

It was moved by Mr. Guingona and seconded by Mr. Holober to approve the One Year Extension of Property Manager Contract for BLVD Residential. The motion carried unanimously, with all members voting aye.

Adoption of Budgets for FY 2022-2023

It was moved by Mr. Holober and seconded by Mr. Guingona to approve the Adoption of Budgets for FY 2022-2023. The motion carried unanimously, with all members voting aye.

Approval of Minutes of June 14, 2022 Meeting

It was moved by Mr. Guingona and seconded by Mr. Holober to approve the Minutes of June 14, 2022 Meeting. Mr. Guingona, Mr. Holober, Mr. McBride and Ms. Marshall voting aye. Mr. Pierce and Ms. Sneed abstained. The motion carried.

Approval of Minutes of July 5, 2022 Meeting

It was moved by Mr. Holober and seconded by Mr. Guingona to approve the Minutes of July 5, 2022 Meeting. Mr. Guingona, Mr. Holober, Mr. McBride, Ms. Marshall and Mr. Pierce voting aye. Ms. Sneed abstained. The motion carried.

Setting of Meeting Dates for 2023

The proposed meeting dates for 2023 are April 20th, July 13th and October 19th.

It was moved by Mr. Guingona and seconded by Mr. Holober to approve the Meeting Dates for 2023. The motion carried unanimously, with all members voting aye.

Statements from Directors

Mr. Holober said he reviewed the Housing Board bylaws and suggested amendments for discussion in the wording regarding board composition. He suggested this item be agendaized for the next meeting.

Mr. Pierce asked about a joint Study Session with the Board of Trustees to discuss the Future of Faculty & Staff Housing. Mr. Claire said there are provisions in the Board of Trustees calendar for Study Sessions and this item may be added to an existing Study Session agenda.

Adjourn

The meeting was adjourned at 4:49 p.m.