

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS

June 27, 2023

Joint Development Committee and Agency Board of Commissioners meeting was called to order by Vice Chairman Aiazzi at 12:02 pm on Tuesday, May 30, 2023, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairperson
Jazzmeen Johnson, Vice Chairwoman-**via phone**
Mark Sullivan, Commissioner-**via phone**
Kathleen Taylor

Commissioners Absent

Mayor Hillary Schieve

Staff Present

Hilary Lopez, Ph.D., Executive Director
Heidi McKendree, Deputy Executive Director
Ryan Russell, Legal Counsel
Linda Long, Director of Administration
JD Klippenstein, Director of Development
Darren Squillante, Director of HR
Samantha Arellano Director of IT
Cori Fisher, Director of Resident Services
Kristin Scott, Director of Public Housing
Kim Anhalt, Moving to Work Coordinator
April Conway, Public Affairs Officer
Lindsay Dobson, Executive Administrative Assistant

Others Present

Stephen Offenbacher, RHA Union Representative

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**
Julie Henderson, City of Reno
- **First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public is limited to three minutes per person, under these items.**

There was no public comment.

➤ **Approval of agenda (For Possible Action)**

Commissioner Sullivan motioned to approve the agenda. Commissioner Taylor seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried and the agenda approved.

1. Approval of the minutes of the RHA Development Committee meetings held on March 28, 2023. (For Possible Action)

Development Chair Griffith motioned to accept the minutes. Committee member Wong seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

2. Review and discuss potential Master Developer partnership structures and Guarantees for Silverada and Hawk View. (Discussion)

Director of Development Klippenstein lead a thoughtful and intelligent conversation regarding Master Developer partnership structures.

3. Update on construction projects. (Discussion)

Director of Development Klippenstein provided a Power Point Presentation regarding current construction projects.

4. Discussion and comparison of CMAR, Bid, and General Contractor processes in consideration of upcoming projects. (Discussion)

Director of Development Klippenstein lead a thoughtful and intelligent conversation comparing CMAR, Bid and General Contractor processes.

5. Discussion and overview of local housing providers along with the types of housing they provide. (Discussion)

Executive Director Lopez lead a thoughtful and intelligent conversation regarding local housing providers and the types of housing they provide.

6. Discussion of upcoming changes to the Admissions and Continued Occupancy Plan (ACOP) and Administrative Plan for Housing Choice Voucher and Project Based Voucher Programs (Admin Plan) resulting from HUD adopted regulation changes. (Discussion)

Director of Asset Management Scott reviewed upcoming changes to the ACOP and Admin Plan.

7. Additional items:

- i. General matters of concern to committee members regarding matters not appearing on the agenda. (Discussion)**
- ii. Old and New Business. (Discussion)**
- iii. Schedule of next meeting: The following dates have been scheduled in advance but are subject to change at any time: September 19, 2023; and December 12, 2023. (For Possible Action)**

HOUSING AUTHORITY OF THE CITY OF RENO BOARD OF COMMISSIONERS AGENDA

- **Call to order and roll call.**
- **Introduction of guests.**
- **First Period of Public Comment.** The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person, under these items.
- **Approval of agenda. (For Possible Action)**
- 1. **Approval of the minutes of the regular Board meeting held May 30, 2023. (For Possible Action)**

Commissioner Taylor motioned to approve the minutes of the regular Board meeting held May 30, 2023. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

- 2. **Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)**

a) Possible approval of amendments to the By-laws of the City of Reno Housing Authority.

Commissioner Taylor motioned to approve the consent agenda. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

- 3. **Commissioner Reports. (Discussion)**

There were no commissioner reports.

- 4. **Executive Director/Secretary's Report. (Discussion)**

Executive Director Lopez reported RHA is permit ready at Dick Scott Manor and is holding a groundbreaking ceremony on June 29th to kick off construction at the site.

The legislative session closed on June 5th. Several housing bills passed that may provide opportunities for RHA to apply for new funding and/or make the affordable housing funding process more efficient. These include: AB333 codifies that housing authorities will conduct inspections in compliance with HUD requirements and seek a tenant's signature for the inspection results. AB62 changes the way affordable housing projects can qualify for a property tax exemption. This change should enable bond and other off-HOME funding cycle projects to move forward more quickly because other soft funding sources can now trigger the exemption. AB310 creates the Supportive Housing Fund. This fund provides \$32.2M for development of supportive housing, operations of supportive housing, and capacity building for partnerships around supportive housing.

RHA is hosting a permanent supportive housing learning collaborative with Nevada Housing Coalition as a part of Elevate Nevada on Thursday, July 20th. The goal of that is to create a cohort of developers and service providers that are interested in developing more permanent supportive housing and creating some peer-to-peer support as a part of that process.

Staff has applied for \$300,000 in Homeless Prevention Program funding to the Nevada Housing Division through Washoe Affordable Housing Corporation. We have asked for additional monies this year, so we are able to meet the needs of our community and fill in some gaps where less funding is available.

B. Update on Rental Assistance Voucher Programs / Asset Management

Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 4/1/23	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,477	2,261	91%	181
VASH	416	277	66%	51
EHV	137	90	66%	23
FYI	15	5	33%	4

Number HQS Inspections Conducted by Month	
May 2023	238

Housing Choice Vouchers (HCV)

Description: Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to Project Base 107 of our HCV's to assist special populations obtain housing. Of the total 107 PBV units, 95 are assigned to RHA owned properties.

Lease-Up Expectations: Although total voucher allocation is 2524, HUD has set the agency's leasing expectation at 2382 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2524 vouchers is not expected or suggested by HUD.

Veteran's Affairs Supporting Housing Vouchers (VASH)

Description: Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 9 of these vouchers.

Emergency Housing Vouchers (EHV)

Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher.

Foster Youth to Independence Vouchers (FYI)

Description: Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

Asset Management

- Asset Management completed interviews for the Maintenance Groundskeeper position. The chosen candidate is currently going through the background check process, and we anticipate a start date at the beginning of July. Management is working on updating the job description for the Asset Management Administrator in preparation of posting that role.
- All Scattered Site After Hour Monitors were converted to Live In contracts where they will now respond to after hour emergency calls. This will provide a more immediate response for our tenants since the Live Ins reside in the area they are monitoring. This will also assist in cutting costs since we no longer need to send maintenance to respond to all the after-hour calls unless the Live In cannot abate the issue.
- Maintenance staff completed the start-up of swamp coolers and irrigation during the month of May. They are now focused on fixing any issues that were noted during the start-up process and completing weed removal.
- Management and Maintenance attended several Yardi training sessions throughout May, the training was primarily focused on work order processes.
- Public Housing ended the month of March with 32 vacancies for an overall occupancy rate of 95.73% across all sites. In May, nine residents vacated their unit, and two units were leased.

Update on Workforce Development, Elderly Services, and youth activities

Elderly Services:

- **Sanford Center for Aging** and **UNR's School of Medicine** began a health and wellness series at McGraw Court, open to all senior residents during the summer months. Residents may stop by twice a month to get blood sugar checks, blood pressure checks, lipid profiles, mental health and additional medical screenings.
- **Saint Mary's** held a hydration informative event at Silverada Manor as we enter into the heat of the summer. Lunch was served to all participants.
- Staff is preparing for a senior summer workout program to be held at Silverada Manor.

Workforce Development (WFD):

- The *Getting Ahead in a Just Getting by World* program, in partnership with **Opportunity Alliance Nevada**, officially launched at RHA with an orientation celebration held on June 20th.
- **University of Nevada Reno's School of Public Health** hosted a Health and Stress Management workshop open to all RHA residents.
- Interviews have concluded for the two RHA Resident Connectivity Interns. The top two candidates were chosen and are expected to start in July.

Youth/Family Activities:

- In preparation for **Sierra Nevada Journeys'** summer camp 2023, **Greater Nevada Credit Union** donated 50 backpacks with camping supplies for RHA youth.
- **Note-Ables Music Therapy** will be continuing their services and extending RHA music classes another 8 weeks. RHA is extremely grateful for their partnership.
- **Ballroom of Reno** will be starting an additional class in August for RHA youth and their parents/guardians to take part in together.
- Staff has been busy preparing for the inaugural RHA Start Smart Awards Dinner on to celebrate our first class of graduating students!

Resident Councils:

- Tom Sawyer Resident Council held a Father's Day breakfast for residents to come together and celebrate all fathers in the community.
- Stead Manor Resident Council held a community clean-up day in conjunction with a barbeque to commemorate the start of summer.

** The Authority's community partners are designated in bold within the Update on Elderly Services, Workforce Development, and youth activities headers.*

D. Update on Public Affairs Activities

Traditional Media, Social Media

- Hilary and Alondra Prado participated in a KKOH radio show June 9. The Jon Sanchez Show topics included general RHA overview and landlord opportunities for Housing Choice Vouchers.
- Twitter finally reached 100+ followers.
- Facebook 1,500+ likes/followers.
- Instagram 500+ followers. Added "highlights" allows residents to more easily find topics of interest.
- Flyers with QR codes and Nixle posts went to all residents to increase these numbers and it seems to be working.

Opportunity Knocks Magazine

- Staff is compiling final corrections and will send to Reno Type this week.

Start Smart Scholarship Dinner

- Ready for the event this week

Dick Scott Groundbreaking

- Sending program to the printer's this week. Buttoning up last-minute details regarding parking, signage, generators/power, etc.

Other

- Working with Rental Assistance to develop an online tutorial to show people how to get on the waitlists and maneuver through the system.
- Awaiting leadership approval on history project scope of work. Will then send to university political science and history departments in the hope a student is interested in delving into the history of RHA and the municipal actions that created and modernized the organization.
- Researching a platform in which to send elected officials and community partners a quarterly email update on RHA activities.

E. Update on Development Activities

Silverada Manor & Hawk View Redevelopment:

- Master Developer Evaluation Committee completed Round 1 scoring and selected four developers for Round 2 interviews
 - Brinshore Development
 - Greenstreet Development
 - McCormack Baron Salazar
 - Volunteers of America National Services
- Interviews will be on June 28 and evaluation committee will make final recommendation for Board approval at the July Board of Commissioners meeting.
- The HUD Environmental Review process is moving forward for both projects within the anticipated timelines.

Dick Scott Manor

- Pulled building permits on June 26
- Groundbreaking Ceremony to be held on June 29

419 10th Street

- HUD Environmental Review moving forward at a good pace and inline to be complete within timeline agreed upon in PSA
- Development department has completed due diligence on plans and other documents provided and is in the process of preparing an IFB for a general contractor.

Stead Manor

- Received design phase proposals from JKAE architectural firm.
- Continuing to work on finalizing Grant Agreement and Deed Restriction with the Nevada Housing Division and HUD

Essex Manor

- Continuing to work on finalizing Grant Agreement and Deed Restriction with the Nevada Housing Division and HUD

McGraw Court/Silver Sage Court

- Received design phase proposals from JKAE architectural firm.
- Confirmed current legal description of McGraw Court and drafted new Declaration of Trust to be signed by RHA and HUD and then recorded with Washoe County. This must happen before we can move forward with the HMNI grant agreement and deed restriction for McGraw Court

CF Projects

- No update

F. Update on Information Technology activities

With the recent resignation of RHA's Director of IT, staff have begun recruitment for a replacement and will conduct interviews in the coming month. In the interim, Deputy Executive Director, Heidi McKendree and IT Network Administrator, Josh Stice, have been ensuring Yardi implementation and other IT projects continue to move forward without interruption.

Electronic Document Management System (EDMS)

- Temporary staff continue to scan Rental Assistance into the production environment.
- After Yardi implementation, Asset Management files will be scanned.

Yardi Implementation

- After a failed data conversion in late May, Yardi is conducting a test conversion to ensure that all RHA data will be accurate when final data conversion occurs 7/24/2023. Staff will "go-live", begin processing client/tenant certifications in early August. Finance will be producing the first check run from Yardi in late August to pay September Housing Assistance Payments to landlords.

G. Update on MTW Activities

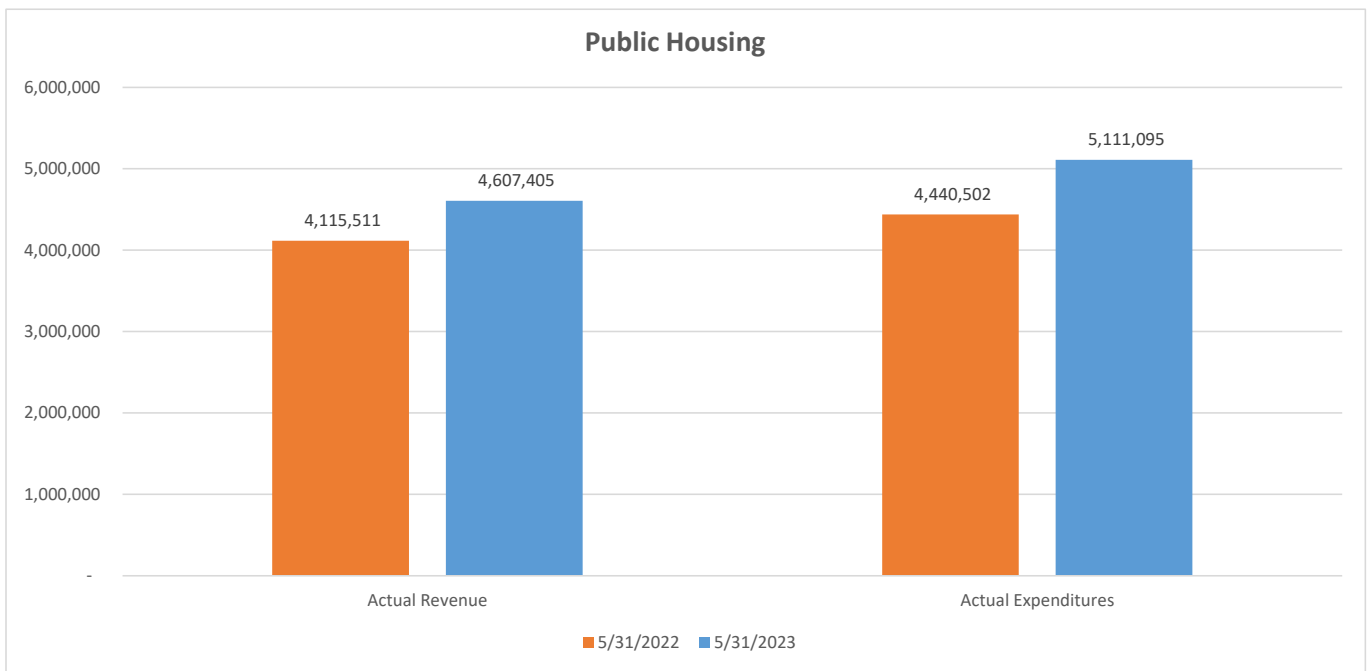
FY 2023 Annual MTW Report

- Preparation for RHA's annual MTW Report to HUD is underway with data continuing to be pulled on current MTW activities. Until the new software system is in place, most of the required data needs to be pulled manually by looking up every household assisted by RHA multiple times. To date, detailed information has been pulled for families currently paying minimum rent, those undergoing triennial recertifications and households receiving RHA's standardized utility allowances in the HCV program. Additional data will also be pulled on households eligible for RHA's standardized medical deductions, those paying full contract rent along with detailed demographic information on all public housing and rental assistance households. All data pulls will be finalized following the end of the Fiscal Year with the annual report due to HUD by September 30.
- Surveys continue to trickle in from current and prior Mobility Demonstration participants. Survey results and internal data on Mobility Demonstration households including income, family composition, and employment status will be sent to Rebecca J. Walter, PhD at the University of Washington (UW). This data is being used by UW to evaluate the overall progress of these families and the program.

H. Financials

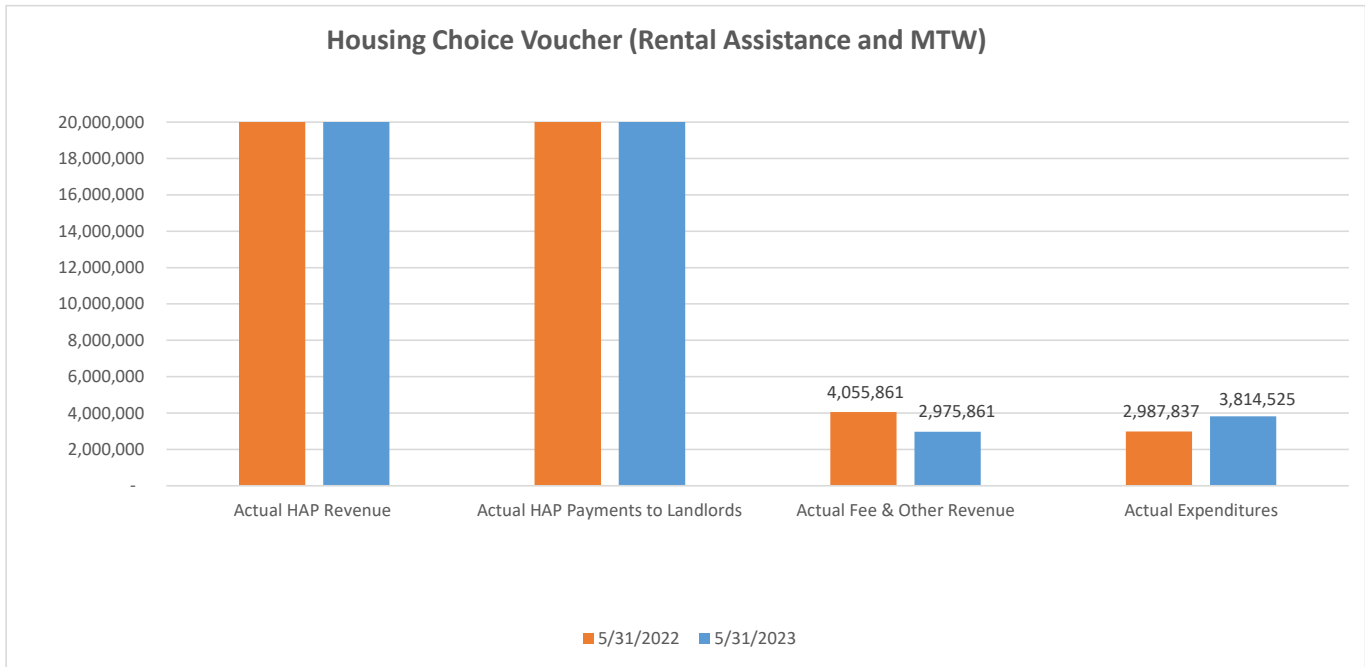
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Public Housing	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	4,607,405	4,115,511	491,894	11.95%
Budgeted Revenue	4,279,769	4,214,440	65,329	1.55%
Actual Expenditures	5,111,095	4,440,502	670,593	15.10%
Budgeted Expenditures	5,211,891	4,410,368	801,523	18.17%
Actual Surplus (deficit)	(503,690)	(324,991)	(178,699)	54.99%



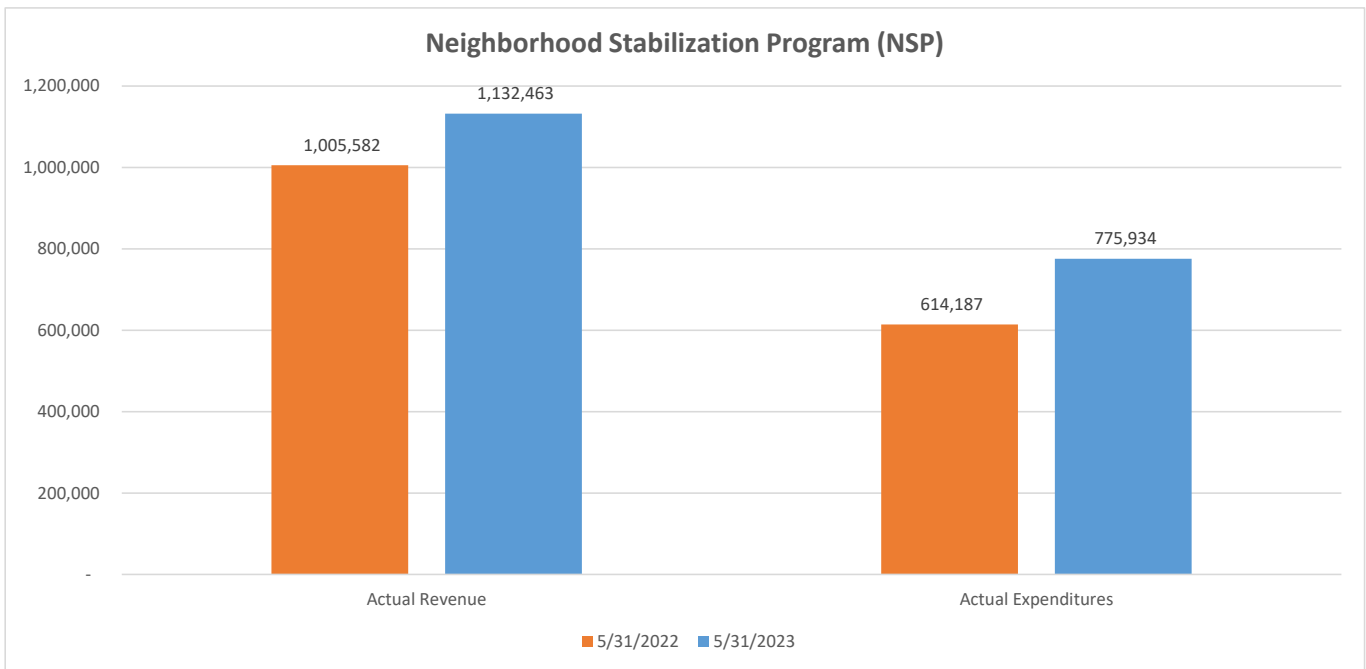
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Housing Choice Voucher (Rental Assistance and MTW)	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	21,703,311	34,537,249	(12,833,938)	-37.16%
Budgeted HAP Revenue	23,459,887	36,177,414	(12,717,527)	-35.15%
Actual HAP Payments to Landlords	22,354,840	34,645,184	(12,290,344)	-35.47%
Budgeted HAP Payments to Landlords	23,122,840	35,543,677	(12,420,837)	-34.95%
Actual Fee & Other Revenue	2,975,861	4,055,861	(1,080,000)	-26.63%
Budgeted Fee & Other Revenue	2,449,877	3,118,645	(668,768)	-21.44%
Actual Expenditures	3,814,525	2,987,837	826,688	27.67%
Budgeted Expenditures	3,111,233	3,296,984	(185,751)	-5.63%
Actual Surplus (deficit)	(1,490,194)	960,089	(2,450,283)	-255.21%



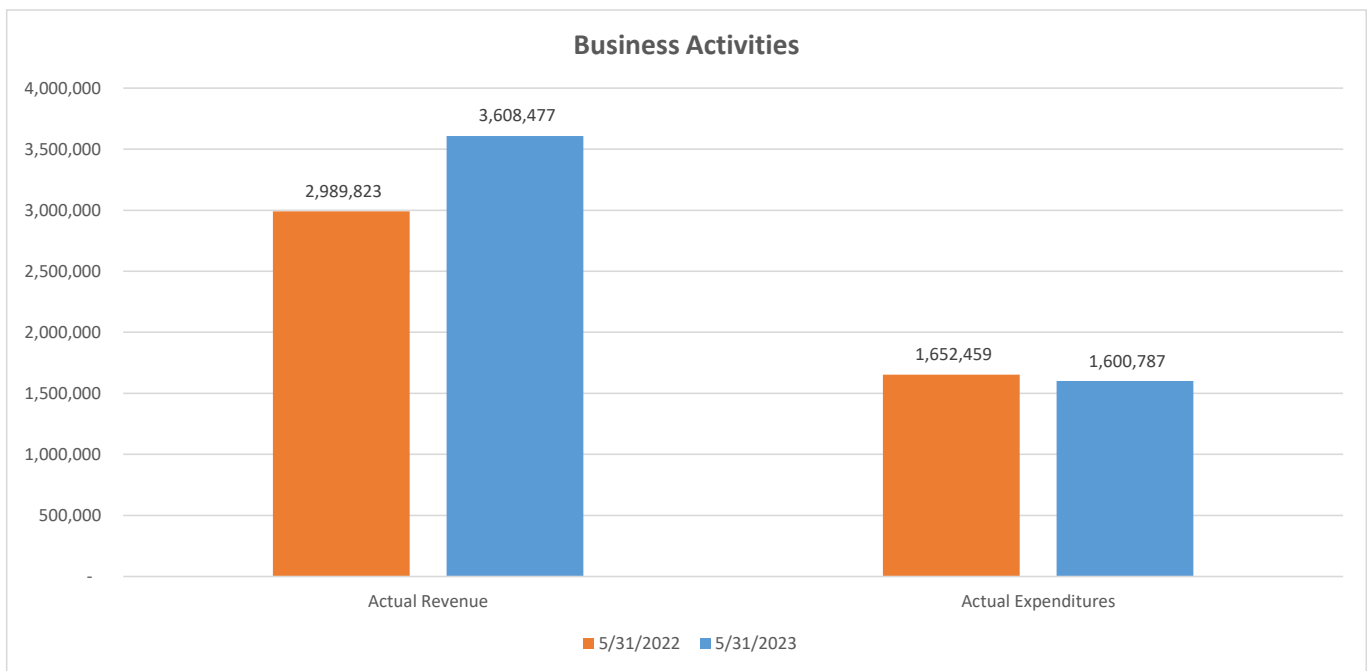
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Neighborhood Stabilization Program (NSP)	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	1,132,463	1,005,582	126,881	12.62%
Budgeted Revenue	1,094,688	1,028,250	66,438	6.46%
Actual Expenditures	775,934	614,187	161,747	26.34%
Budgeted Expenditures	630,438	634,694	(4,256)	-0.67%
Actual Restricted Surplus (deficit)	356,529	391,395	(34,866)	-8.91%



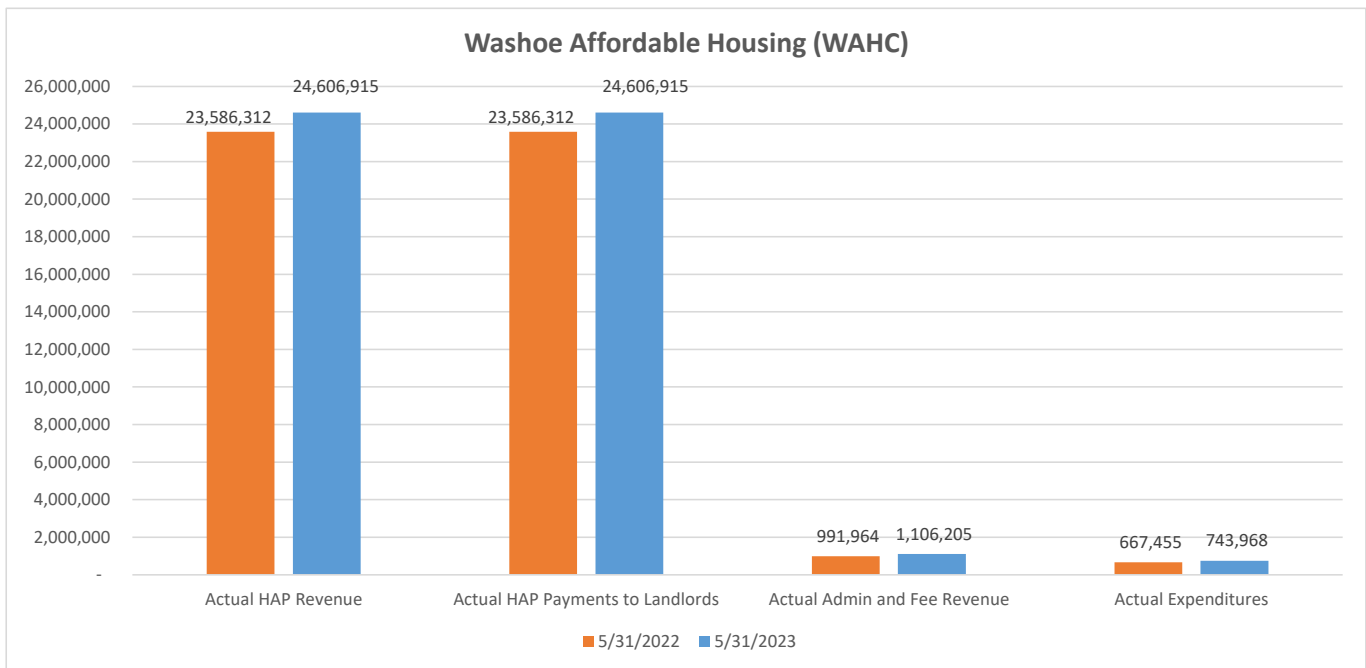
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Business Activities	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	3,608,477	2,989,823	618,654	20.69%
Budgeted Revenue	3,756,022	2,954,996	801,026	27.11%
Actual Expenditures	1,600,787	1,652,459	(51,672)	-3.13%
Budgeted Expenditures	1,577,669	1,935,137	(357,468)	-18.47%
Actual Unrestricted Surplus (deficit)	2,007,690	1,337,364	670,326	50.12%



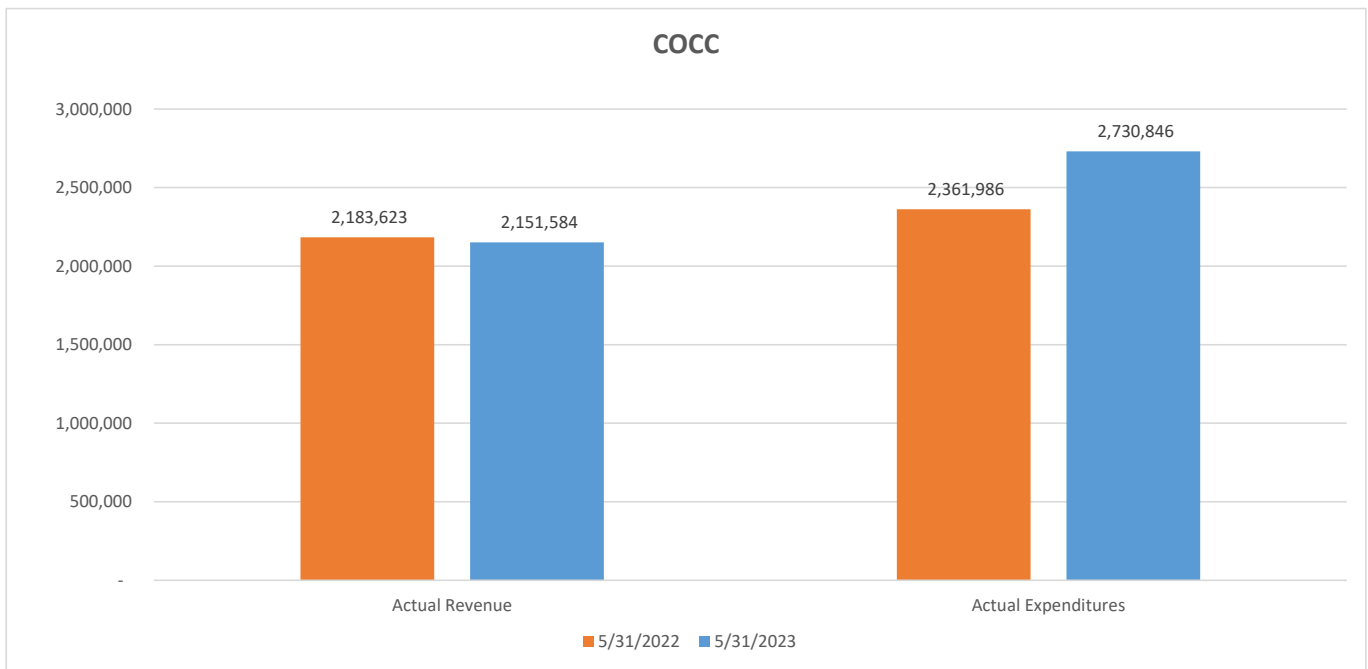
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Washoe Affordable Housing (WAHC)	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	24,606,915	23,586,312	1,020,603	4.33%
Budgeted HAP Revenue	23,592,516	24,415,743	(823,227)	-3.37%
Actual HAP Payments to Landlords	24,606,915	23,586,312	1,020,603	4.33%
Budgeted HAP Payments to Landlords	23,592,516	24,415,743	(823,227)	-3.37%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	1,106,205	991,964	114,241	11.52%
Budgeted Admin and Fee Revenue	946,930	813,428	133,502	16.41%
Actual Expenditures	743,968	667,455	76,513	11.46%
Budgeted Expenditures	648,595	617,936	30,659	4.96%
<i>Unrestricted Profit (Loss)</i>	<i>362,237</i>	<i>324,509</i>	37,728	11.63%
Actual compared to budget	362,237	324,509	37,728	11.63%



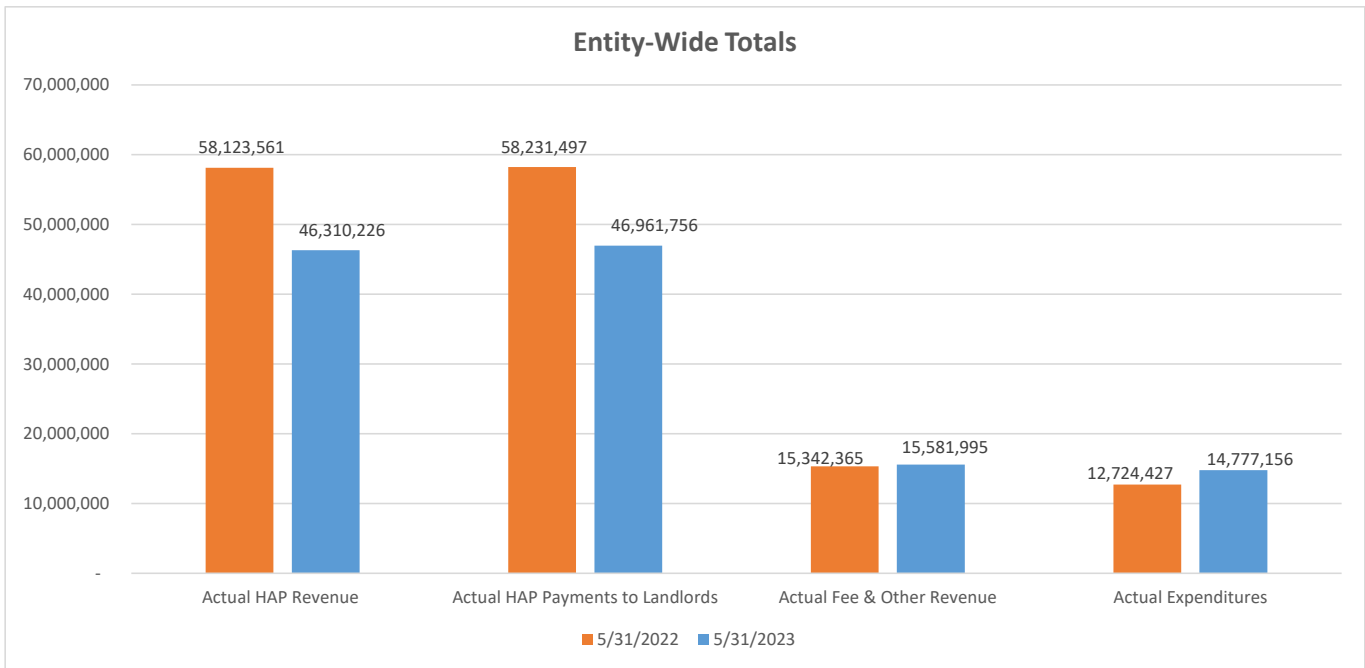
ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

COCC	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	2,151,584	2,183,623	(32,039)	-1.47%
Budgeted Revenue	2,183,858	1,780,863	402,995	22.63%
Actual Expenditures	2,730,846	2,361,986	368,860	15.62%
Budgeted Expenditures	3,554,562	1,719,038	1,835,524	106.78%
Actual Unrestricted Surplus (deficit)	(579,262)	(178,363)	(400,899)	224.77%



ENTITY-WIDE FINANCIAL REPORT
FOR THE 11 MONTHS ENDED MAY 31, 2023

Entity-Wide Totals	5/31/2023	5/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	46,310,226	58,123,561	(11,813,335)	-20.32%
Budgeted HAP Revenue	47,052,403	60,593,157	(13,540,754)	-22.35%
Actual HAP Payments to Landlords	46,961,756	58,231,497	(11,269,741)	-19.35%
Budgeted HAP Payments to Landlords	46,715,356	59,959,420	(13,244,065)	-22.09%
<i>HAP Surplus (Deficit)</i>	<i>(651,529)</i>	<i>(107,936)</i>	<i>(543,593)</i>	<i>503.63%</i>
Actual Fee & Other Revenue	15,581,995	15,342,365	239,630	1.56%
Budgeted Fee & Other Revenue	14,711,143	13,910,622	800,521	5.75%
Actual Expenditures	14,777,156	12,724,427	2,052,729	16.13%
Budgeted Expenditures	14,734,388	12,614,157	2,120,231	16.81%
<i>Unrestricted Profit (Loss)</i>	<i>804,840</i>	<i>2,617,938</i>	<i>(1,813,098)</i>	<i>-69.26%</i>
Actual Surplus (deficit)	153,310	2,510,002	(2,356,692)	-93.89%



5. **Discussion and possible action to approve both the April 2023 Cost of Living Adjustment (COLA) as published by the Consumer Price Index (CPI) Western Information Office, West Region, and on the basis thereof, possible adoption of Resolution 23-06-01 RH approving a net 3.025% COLA increase, with a total fiscal impact of \$74,994.47 for FY2024, for all staff positions not covered under the Collective Bargaining Agreement. (For Possible Action)**

Commissioner Taylor motioned to approve agenda item five as written. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

6. **Possible adoption of Resolution 23-06-02 RH revising the Utility Allowance Schedule for participants of the Public Housing, Housing Choice Voucher and Project Based Voucher programs. (For Possible Action)**

Commissioner Sullivan motioned to approve Resolution 23-06-02 RH. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

7. **Discussion and possible action to approve final FY2024 RHA budget. (For Possible Action)**

Commissioner Taylor motioned to approve the final FY2024 RHA budget. Commissioner Sullivan seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

8. **Discussion and possible action to approve an Interagency Agreement with Southern Nevada Regional Housing Authority for utilizing their procurements and to enter a Letter of Engagement with Reno & Cavanaugh to provide legal services related to LIHTC and HUD related transactions for a total fiscal impact of \$200,000.00. (For Possible Action)**

Commissioner Taylor motioned to approve agenda item eight as written. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

9. **Discussion and possible action to approve grant agreements and corresponding deed restrictions for Essex Manor and Stead Manor. (For Possible Action)**

Commissioner Taylor motioned to approve grant agreements and corresponding deed restrictions for Essex Manor and Stead Manor. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

10. **Discussion and possible action to approve potential use of CMAR project delivery for Stead Manor and McGraw Court rehabilitations. (For Possible Action)**

Commissioner Taylor motioned to approve potential use of CMAR project delivery for Stead Manor and McGraw Court rehabilitations. Vice Chairwoman Johnson seconded the motion.

Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried.

- 11. Discussion and possible action to approve the Purchase and Sale Agreement with Paradise Retail I, LLC, for “Parcel 4-B” on the Paradise Plaza shopping center site plan for a total fiscal impact of \$1.00 for initial purchase of the site. (For Possible Action)**

Agenda Item 11 was pulled.

- 12. Closed Session: Collective Bargaining Agreement (CBA). Discussion of the upcoming expiration of the current CBA expiring June 30, 2024, potential items for negotiation in a new CBA and associated fiscal impacts. The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed leading to the execution of a new CBA. There will be no approval of the collective bargaining agreement during the course of the closed session. (For discussion only)**

- 13. Additional Items:**

- i) **General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**
- ii) **Reports on conferences and trainings. (Discussion)**
- iii) **Old and New Business. (Discussion)**
- iv) **Request for Future Agenda Topics (Discussion)**
- v) **Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, July 25, 2023; Tuesday, August 22, 2023; and Tuesday, September 26, 2023. (For Possible Action)**