

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
August 22, 2023

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Vice Chairman Aiazzi at 12:08 pm on Tuesday, August 22, 2023, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairperson

Commissioners Absent

Jazzmeen Johnson, Vice Chairwoman

Mayor Hillary Schieve-present 12:05 pm **via phone**

Mark Sullivan, Commissioner

Kathleen Taylor

Staff Present

Hilary Lopez, Ph.D., Executive Director

Heidi McKendree, Deputy Executive Director

Ryan Russell, Legal Counsel

JD Klippenstein, Director of Development

Darren Squillante, Director of HR

Cori Fisher, Director of Resident Services

Kristin Scott, Director of Public Housing

Josh Stice, Director of IT

Kim Anhalt, Moving to Work Coordinator

April Conway, Public Affairs Officer

Lindsay Dobson, Executive Administrative Assistant

Others Present

Julie Henderson – City of Reno

my Jones – Housing Specialist City of Sparks

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

- **Call to order and roll call.**
- **Receive introduction of guests.**
David Tscheekar
- **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.**

Mr. Tscheekar informed RHA that he is an artist able to provide caricatures if needed for any special events.

➤ **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 closed session meeting held July 17, and the regular Board meeting held July 25, 2023. (For Possible Action)

Commissioner Sullivan motioned to approve the minutes of the closed session meeting held July 17, 2023, and the regular Board meeting held July 25, 2023. 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.

2. Presentation by Cori Fisher, Director of Resident Services, to Homer “Kyle” Burke, Workforce Development graduate. (Discussion)

Workforce Development Program (WFD) graduate, Kyle Burke joined the program in 2020 and started a community-based non-profit. Mr. Burke created the S.W.A.A.A.G Foundation which stands for Students With Achievable Academic or Athletic Goals. In addition to running his non-profit Mr. Burke is also the hospitality director for Sierra Nevada Journeys and a full-time dad to three children. Mr. Burke has escrowed a total of \$20,633.30.

3. Presentation by Cori Fisher, Director of Resident Services, on RHA summer camps, youth activities, and back-to-school fair. (Discussion)

Director of Resident Services Fisher provided a brief PowerPoint Presentation on RHA summer camps, youth activities and back-to-school fair.

4. 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)

Commissioner Sullivan motioned to approve the consent 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.

- a) **Possible adoption of Resolution 23-08-01 RH approving a final budget revision and closeout of FY 2019 Capital Fund Program (CFP).**
- b) **Consider adoption of Resolution 23-08-02 RH authorizing four Project Based Vouchers for 419 10th Street.**
- c) **Consider adoption of Resolution 23-08-03 RH authorizing 12 Project Based Veterans Affairs Supportive Housing Vouchers for Dick Scott Manor.**
- d) **Consider adoption of Resolution 23-08-04 RH authorizing eight Project Based Vouchers for Pinyon Apartments.**

5. Commissioner Reports. (Discussion)

No reports.

6. Executive Director/Secretary's Report. (Discussion)

Executive Director Lopez reported RHA's affiliate, Washoe Affordable Housing Corporation (WAHC), was awarded \$233,200 from the State of Nevada Housing Division to expand its Homeless Prevention Program. The award includes \$220k for emergency rental assistance and \$13,200 for program administration. This year's award represents a substantial increase in funding; WAHC received \$75k in 2022. The increased funding enables WAHC to serve more households and provide a broader range of assistance.

RHA was awarded seven (7) additional housing choice vouchers and 125 additional Veterans Affairs Supportive Housing vouchers from the US Department of Housing and Urban Development. The staff is determining how many of the vouchers can be project-based to partners once received.

The executive staff is continuing discussions with First Independent Bank and Nevada State Bank on potential ways to monetize and leverage the scattered site portfolio. Follow-up meetings were scheduled for August 21st. Further information will be provided to the Board as soon as available.

Staff continued the Yardi software conversion. Asset Management and Rental Assistance have started utilizing the new system and finance is transitioning to Yardi over the next few weeks.

Executive staff met with the Sparks City Manager, Assistant Manager, and leadership team to discuss ways to better partner on housing and affordable housing issues. This was the first quarterly meeting between the organizations.

A Resident Advisory Board meeting was held on August 16th. At the meeting, staff explained proposed changes to the Admissions and Continued Occupancy Plan (ACOP) for public housing and the Administrative Plan for the Housing Choice and Project Based Voucher Program. Development staff also gave an overview of the Section 18 Disposition application for Hawk View and answered questions on the project. Questions on Hawk View were primarily around relocation and staff reiterated that residents would receive relocation assistance and that Housing to Home was hired to work one-on-one with tenants. All documents are available for resident review.

The Essex Manor playground improvements and after school program celebration is August 29th at 4 pm.

Executive Director Lopez reported some errors were found in this month's financials and a corrected version will be provided to the Board members and included in the updated packet.

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	2,245	91%	159
VASH	416	279	67%	63
EHV	137	99	72%	18
FYI	15	6	40%	4

Number HQS Inspections Conducted by Month	
June 2023	201

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 has selected a Maintenance I candidate that is currently going through the pre-employment process. The one vacant Assistant Manager position was posted during the month of July. Interviews should take place in August for that position.
- Maintenance staff continue teaming up on Thursdays to complete weed removal and trimming at all sites. They also started preparing for the upcoming winter season by scheduling annual servicing of our snow equipment, ordering ice melt, sand, and pre-emergent.
- Management and Maintenance staff continue to practice in Yardi to retain the knowledge from training conducted earlier this year. Staff have focused on completing the set-ups needed to ensure a successful go-live.
- During the month of July, a Mobility Demonstration Program lottery was conducted, and the lottery winners were notified. Staff are working on showing the available units to the residents in efforts to transition 2 public housing members to a mobility unit in August or September.
- Public Housing ended the month of June with 43 vacancies for an overall occupancy rate of 94.05% across all sites. In July, six residents vacated their unit, and two units were leased.

C. Update on Workforce Development, Elderly Services, and youth activities

Department Updates

- Staff met individually with community partners **Junior Achievement, Boys & Girls Club of Truckee Meadows, Nevadaworks, Nevada Women's Fund, and Children's Cabinet** to discuss current overlapping services and future partnership expansion ideas.

Elderly Services

- Staff held a 50's-themed event with an outdoor showing of the movie Grease at Silverada Manor in honor of the start of Hot August Nights.
- Staff met with the new **City of Reno** Senior Coordinator to familiarize ourselves with each other's programs and discuss future partnership opportunities.

Workforce Development (WFD)

- **Opportunity Alliance Nevada** will be holding a graduation event for "Getting Ahead" graduates on August 29, 2023. Staff will provide the Board of Commissioners with details once finalized.
- Staff is beginning to plan for calendar year 2024. In addition to workshops, staff plans to implement networking events for residents, job fairs, and another post-secondary fair.

Youth/Family Activities

- RHA partnered with **SWAAG Foundation, Raising Cane's, and Northern Nevada Barber Academy** to host the annual back to school event for RHA youth. All youth in attendance received backpacks with school supplies, free haircuts/styles, and participated in art projects and other fun activities to prepare for the start of the school year.

- Staff looks forward to the **4-H** afterschool program commencing August 21, 2023, at Essex Manor. The afterschool program is open to all RHA youth that need a safe place to enjoy enrichment activities and get a warm meal after school.

Resident Councils

- Resident Council meetings this month included guests from RHA's Asset Management, Development, and Executive departments to share proposed changes to the agency's Admissions and Continued Occupancy Plan (ACOP), Rental Assistance Admin Plan, and repositioning schedules.

** 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

- Promoting several summer camps, vaccine clinics, back-to-school events and initiatives on social media
- PACT Act/HUD initiative
- We're hiring posts

Opportunity Knocks Magazine

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

Other

- Continued planning on the unveiling of the new playground at Essex Manor. Coupling the event with the new after-school-care partnership with 4-H and the Food Bank of Northern Nevada. Date is set for Tuesday, August 29.
- Completed quarterly employee newsletter.
- UNR political science department came back with some changes, so we're revamping our scope of work for the RHA history project.
- Continuing planning with Nevada Rural Housing Authority for media/comms training for executive level staff. Tentatively set for early November.
- Quarterly Celebrity Homes Tour for new RHA employees completed August 3.
- In initial palling stages for November 80th anniversary employee event.
- Have begun working on the 2024 RHA calendar.

E. Update on Development Activities

Silverada Manor & Hawk View Redevelopment

- Staff and Brinshore Development have kicked-off projects with design meetings and are in the process of drafting Developer Agreements. The goal is to have the agreements finalized and ready for BOC approval in early September.

- Received the Authority to Use Grant Funds from HUD for the Hawk View project on August 11, marking the completion of the HUD ER process. Silverada is currently in the process and submission to HUD is expected by mid-September.
- Request for the City of Reno's tax-exempt bond volume cap for Hawk View and Silverada was submitted in July. Hawk View's request will be brought to Reno City Council on August 23 and Silverada's in early September.

Dick Scott Manor

- Site work began in July and has steadily continued throughout August.
- Staff began working on Subsidy Layering Review packet for the project-based vouchers that will be assigned to the project.

419 10th Street

- Environmental Review period ended on August 11
- Issued Notice of Suitability to seller on August 11 and aiming to close on purchase of land in late August/early September.
- IFB for the project's General Contractor was released in mid-July. The IFB has received strong interest and had a well-attended pre-proposal conference on August 17. Bids will be opened on September 5 and the goal is to enter into a contract with the selected GC by mid-September.
- Staff continues to work on documents needed to close on HOME-ARP award as well as Subsidy Layering Review packet for the project-based vouchers that will be assigned to the project.

Stead Manor

- RFQ for CMAR closed on August 21. The RFQ received a lot of interest with 11 plan holders and 4 firms that attended bidder's conference. The evaluation began review on August 22 and the top 3 candidates will be selected based on scoring of Statement of Qualifications (SOQ). The top candidates will be interviewed on.

F. Update on Information Technology activities

- The IT team continues to work with RHA, Yardi and Wise Consulting staff on the implementation of Yardi Voyager which will take the place of RHA's current database, Emphasys Elite. Data for the Rental Assistance, Asset Management and Admissions departments was loaded into Yardi Voyager the week of July 24, 2023, with data verification taking place in all referenced departments since that time. Because of RHA's MTW status, setups have to be verified for accurate application as well. This process is taking longer than expected, but extra time verifying accurate processing will benefit the agency in the long run. Finance data will be loaded into the live Voyager environment in late August. The Finance team will begin fully working in Voyager no later than September 1, 2023.
- As staff complete Phase I of Yardi Voyager implementation in August, Phase II will begin in late September or early October, which includes additional modules not vital to the agency's day-to-day activities, but that will ensure long-term efficiencies.

- Due to the significant impact the scale of a software conversion has on any agency undergoing one, staff and consultants will be working together through August and September to work through new procedures and ensure smooth workflows utilizing the new software. This process, in addition to finance staff and Nan McKay consultant, John Murphy, preparing to submit RHA's unaudited FDS submission, will impact the finance department's ability to prepare a financial report for the September Board meeting. Presentation of a financial report will resume for the October Board meeting.
- In addition to the database conversion, IT staff continues to work on scanning oversight, workflow creation and general operation of Laserfiche software. IT staff have done a remarkable job keeping the agency running smoothly from a technical standpoint since the resignation of IT Director, Samantha Arellano, in early June. RHA staff at all levels remain excited by IT software implementations that will ultimately result in increased efficiency agency wide.
- Finally, Josh Stice was selected as RHA's new Director of Information Technology. Josh will work with his supervisor, Heidi McKendree, to learn the duties of his new position throughout the coming months.

G. Update on MTW Activities

FY 2024 Annual MTW Plan

- RHA received comments from HUD on the FY 2024 Annual MTW Plan, submitted March 31, 2023. A few minor updates to the plan were required from HUD prior to plan approval. Updates to the plan were submitted to HUD on July 13, 2023. Following resubmission, RHA was notified that the final approval letter would be sent in the coming weeks.

FY 2023 Annual MTW Report

- Preparation for RHA's annual MTW Report to HUD is underway with data continuing to be pulled on all implemented 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 paying minimum rent, those undergoing triennial recertifications and households receiving RHA's standardized utility allowances in the HCV program. Detailed demographic information has also been compiled on all public housing residents and rental assistance households.
- Data analysis is conducted and used to gauge whether activities within RHA's MTW program have been successful over the past year. Data is also used to demonstrate areas where an activity should be amended to ensure continued success. All data analyses for FY 2023 will be finalized and submitted to HUD in the Annual MTW Report due by September 30.
- Completed surveys and internal data on current and prior Mobility Demonstration participants have been sent to Rebecca J. Walter, PhD, at the University of Washington (UW). Details including household income, family composition, and employment status of each household will be used by UW to evaluate the overall progress of these families and the Demonstration program overall. This analysis is a requirement of RHA's MTW participation and will be included in the annual MTW report to HUD.

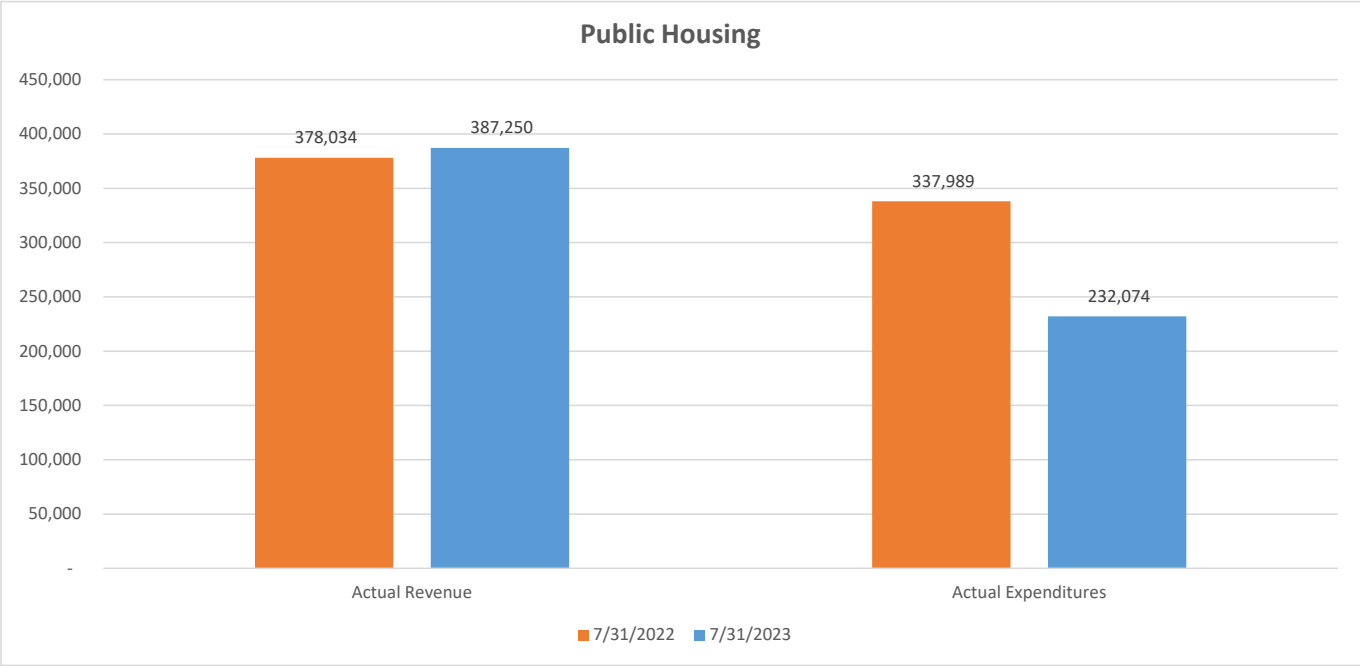
FY 2022 Compliance Determination

- RHA received preliminary numbers from HUD regarding the statutory requirement that MTW agencies serve substantially the same number of families had they not participated in the MTW demonstration. HUD scored RHA at 92% with a determination of “Substantially Compliant – Plan in Place” for FY 2022. HUD noted that RHA ended FY 2022 at 242 families below the adjusted baseline. Baseline numbers for this determination include Public Housing, Housing Choice Voucher participants, and any Local Non-Traditional Activities.

H. Financial

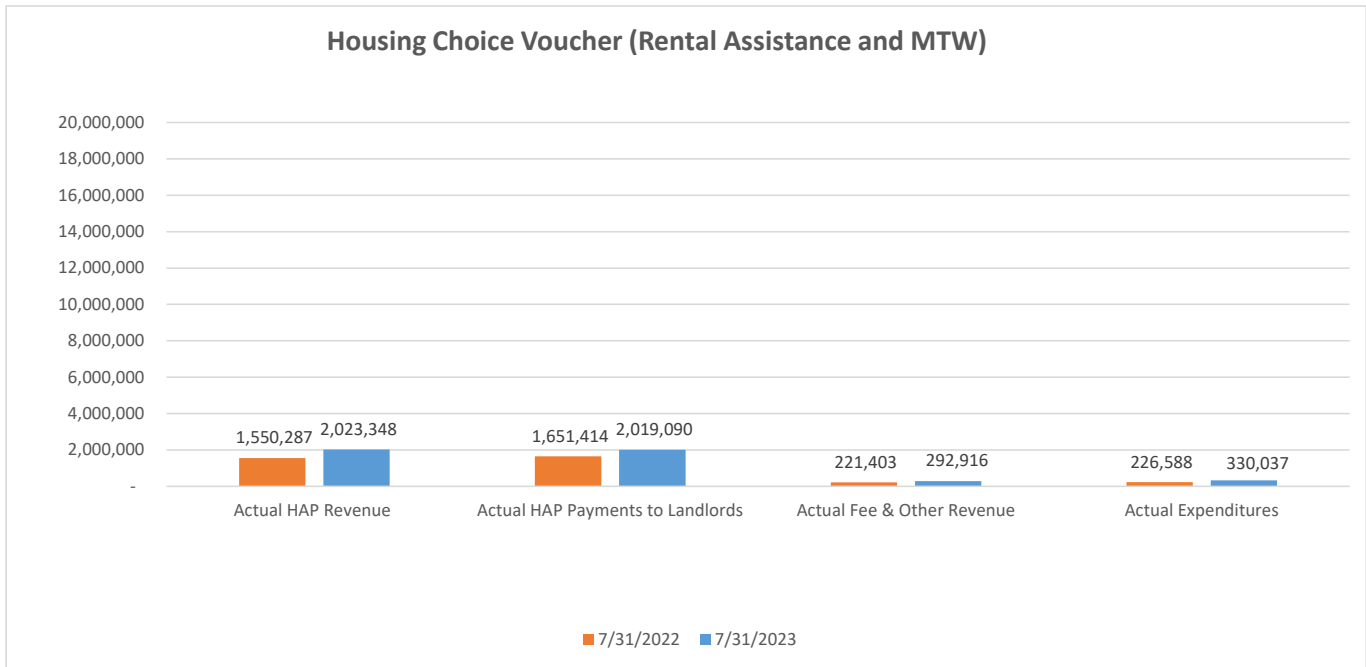
**ENTITY-WIDE FINANCIAL REPORT
FOR THE 1 MONTH ENDED JULY 31, 2023**

Public Housing	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	387,250	378,034	9,216	2.44%
Budgeted Revenue	440,365	389,070	51,295	13.18%
Actual Expenditures	232,074	337,989	(105,915)	-31.34%
Budgeted Expenditures	551,049	473,808	77,241	16.30%
Actual Surplus (deficit)	155,176	40,045	115,131	287.50%



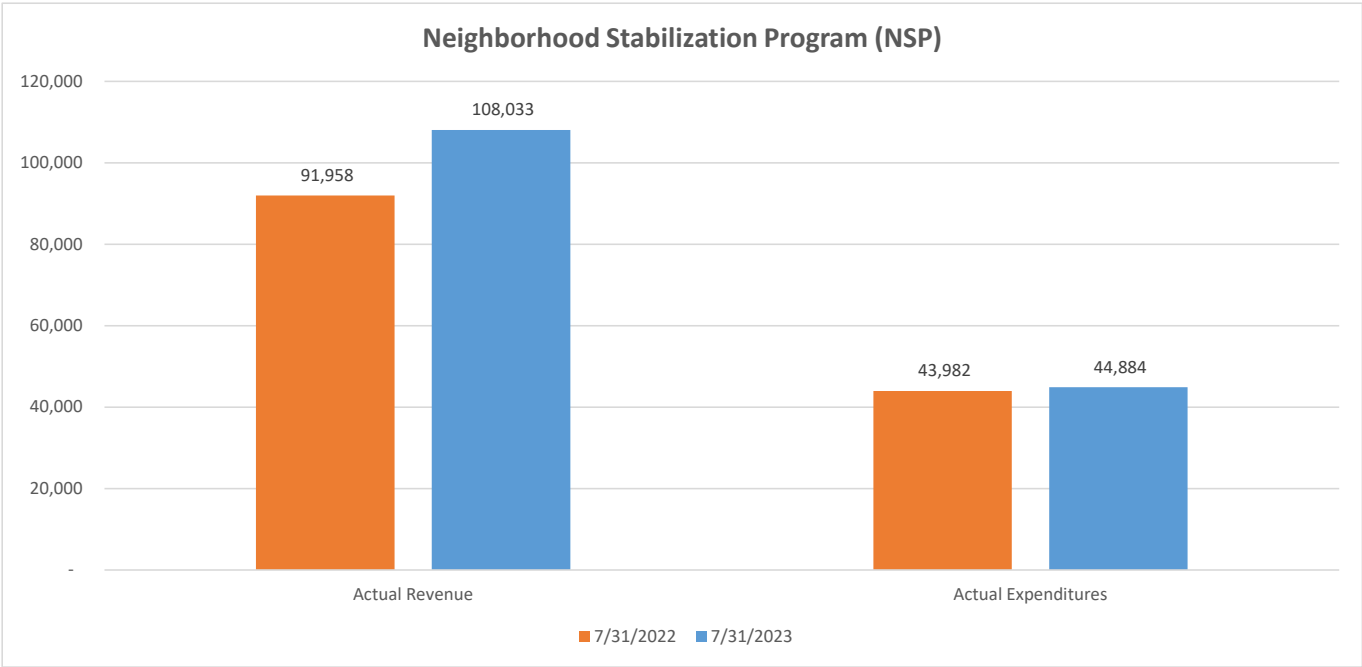
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FOR THE 1 MONTH ENDED JULY 31, 2023**

Housing Choice Voucher (Rental Assistance and MTW)	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	2,023,348	1,550,287	473,061	30.51%
Budgeted HAP Revenue	2,329,181	2,132,717	196,464	9.21%
Actual HAP Payments to Landlords	2,019,090	1,651,414	367,676	22.26%
Budgeted HAP Payments to Landlords	2,057,996	2,102,076	(44,080)	-2.10%
Actual Fee & Other Revenue	292,916	221,403	71,513	32.30%
Budgeted Fee & Other Revenue	250,149	222,716	27,433	12.32%
Actual Expenditures	330,037	226,588	103,449	45.65%
Budgeted Expenditures	435,722	282,839	152,883	54.05%
Actual Surplus (deficit)	(32,863)	(106,312)	73,449	-69.09%



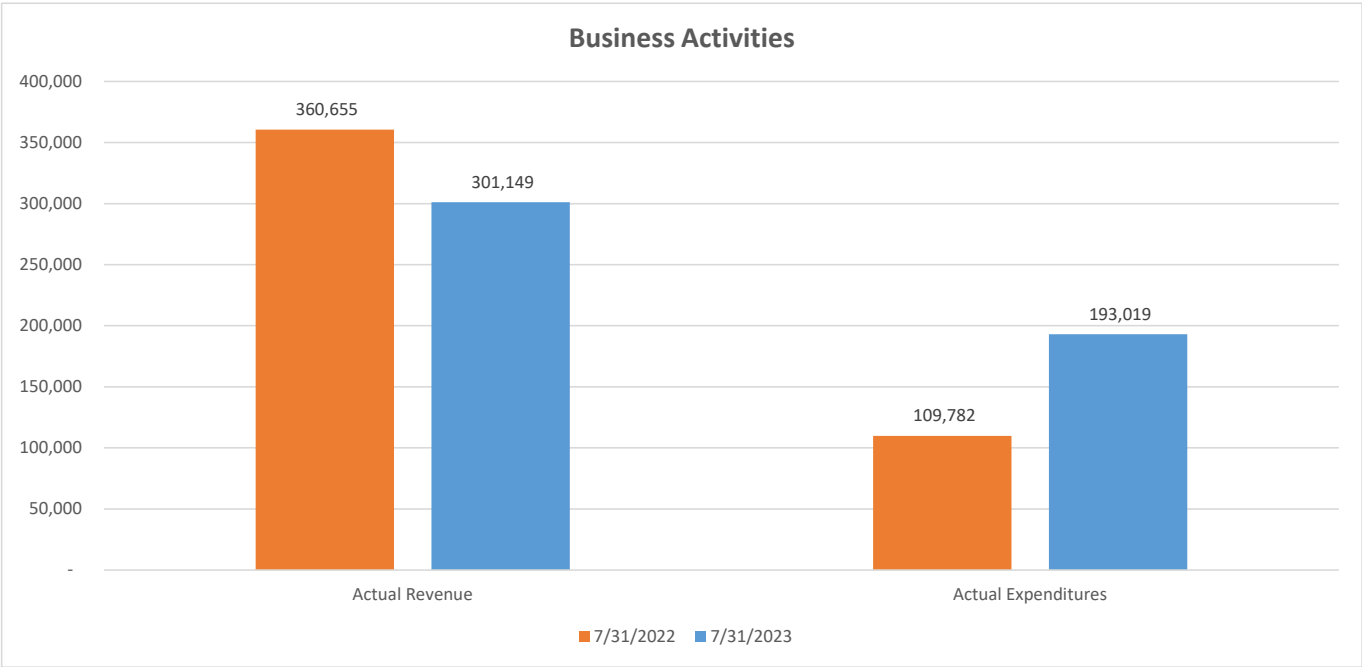
**ENTITY-WIDE FINANCIAL REPORT
FOR THE 1 MONTH ENDED JULY 31, 2023**

Neighborhood Stabilization Program (NSP)	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	108,033	91,958	16,075	17.48%
Budgeted Revenue	117,674	99,517	18,157	18.25%
Actual Expenditures	44,884	43,982	902	2.05%
Budgeted Expenditures	69,999	57,313	12,686	22.13%
Actual Restricted Surplus (deficit)	63,150	47,976	15,174	31.63%



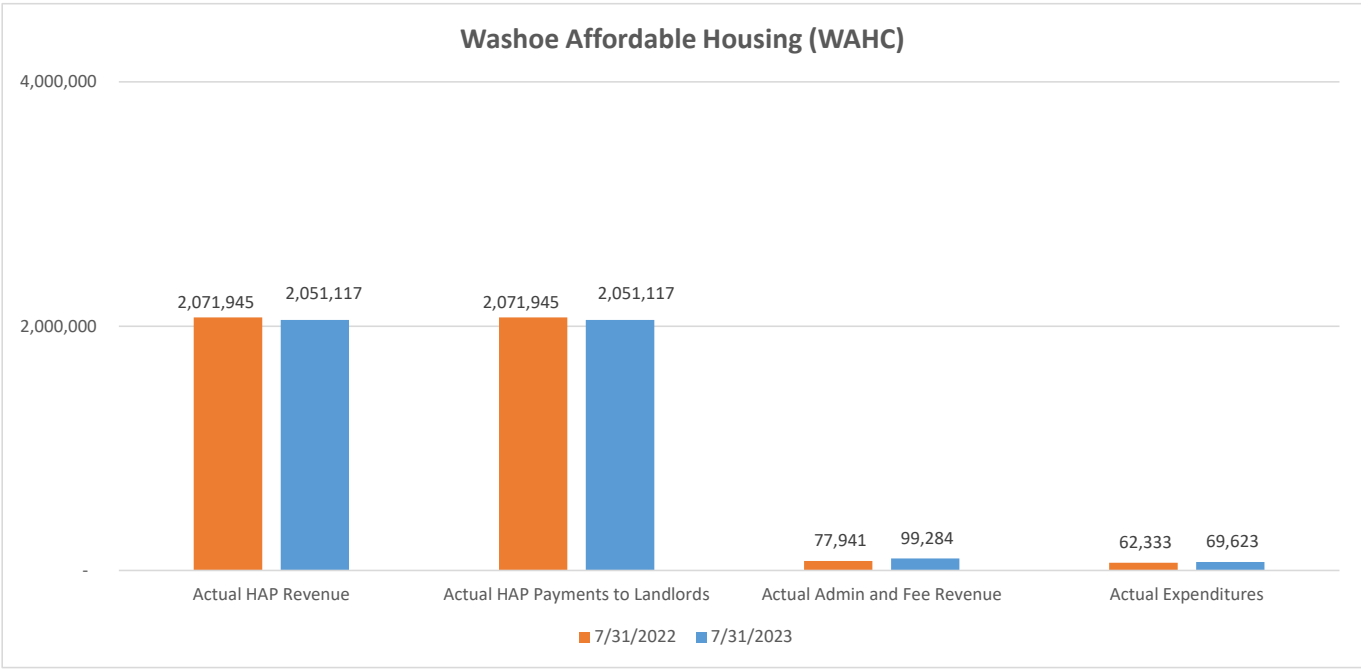
**ENTITY-WIDE FINANCIAL REPORT
FOR THE 1 MONTH ENDED JULY 31, 2023**

Business Activities	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	301,149	360,655	(59,506)	-16.50%
Budgeted Revenue	330,494	341,457	(10,963)	-3.21%
Actual Expenditures	193,019	109,782	83,237	75.82%
Budgeted Expenditures	141,090	143,424	(2,334)	-1.63%
Actual Unrestricted Surplus (deficit)	108,130	250,873	(142,743)	-56.90%



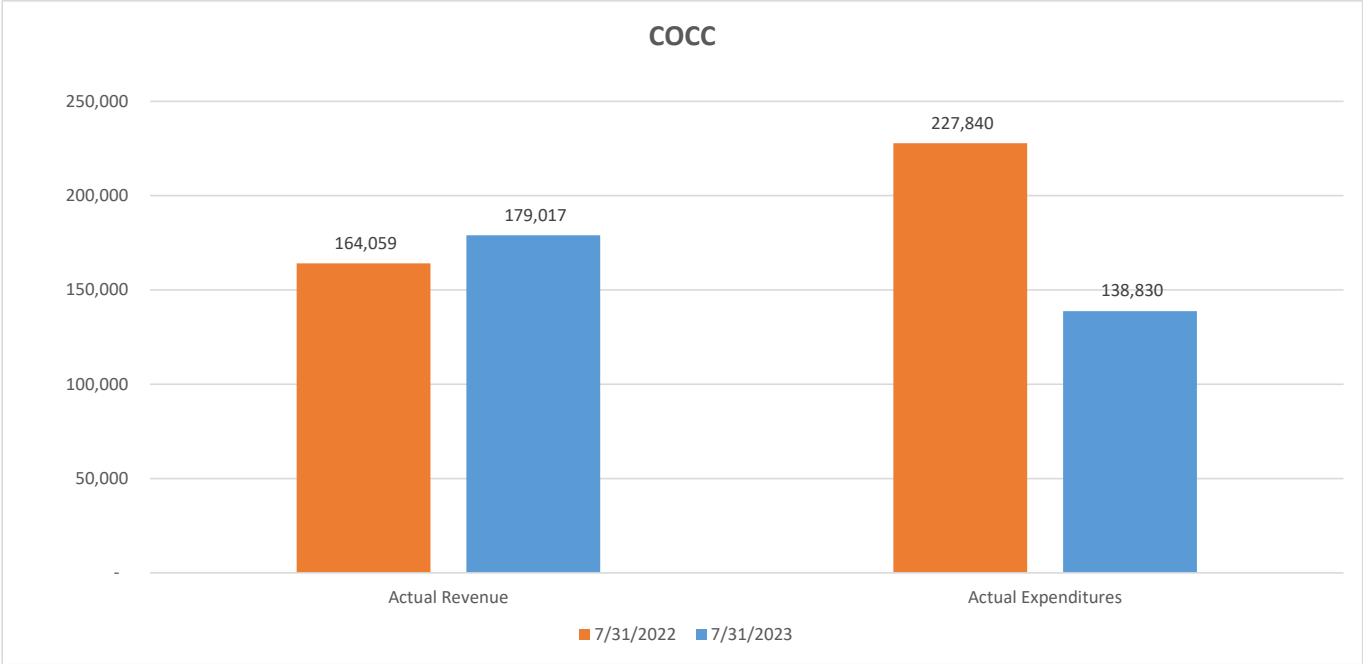
**ENTITY-WIDE FINANCIAL REPORT
FOR THE 1 MONTH ENDED JULY 31, 2023**

Washoe Affordable Housing (WAHC)	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	2,051,117	2,071,945	(20,828)	-1.01%
Budgeted HAP Revenue	2,234,657	2,144,774	89,883	4.19%
Actual HAP Payments to Landlords	2,051,117	2,071,945	(20,828)	-1.01%
Budgeted HAP Payments to Landlords	2,234,657	2,144,774	89,883	4.19%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	99,284	77,941	21,343	27.38%
Budgeted Admin and Fee Revenue	85,934	86,085	(151)	-0.18%
Actual Expenditures	69,623	62,333	7,290	11.69%
Budgeted Expenditures	66,032	58,963	7,069	11.99%
<i>Unrestricted Profit (Loss)</i>	29,661	15,608	14,053	90.04%
Actual compared to budget	29,661	15,608	14,053	90.04%



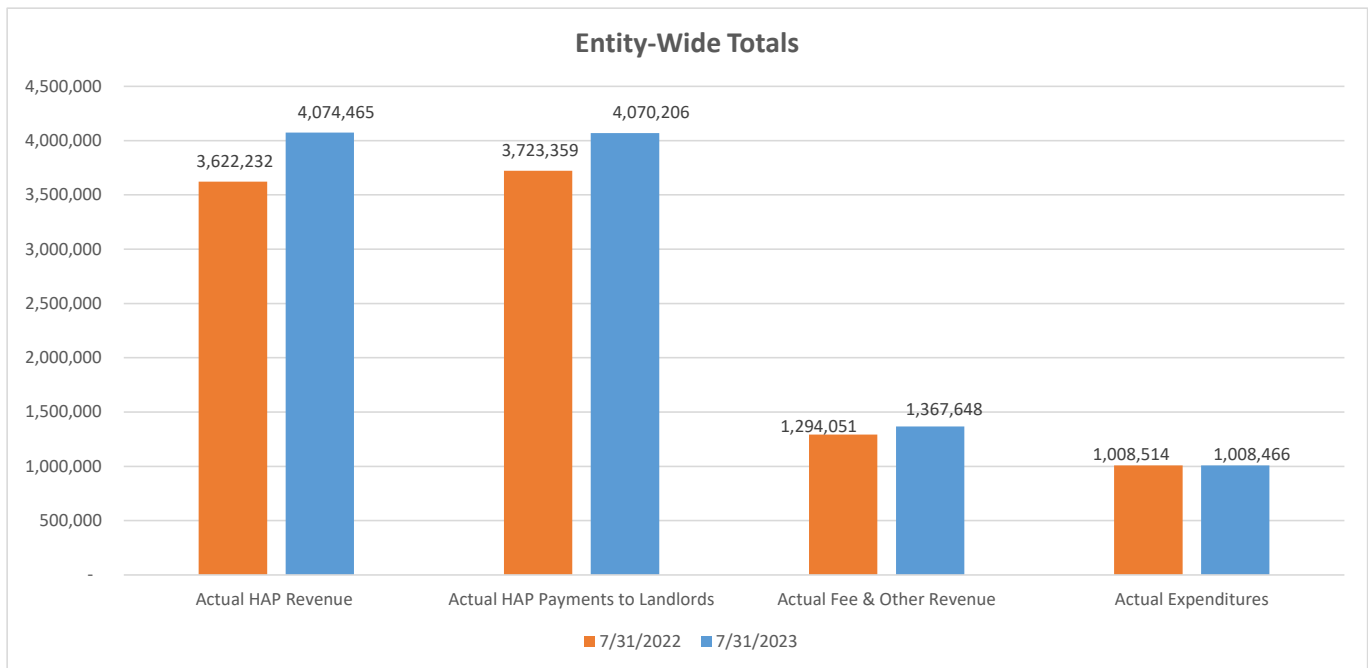
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FOR THE 1 MONTH ENDED JULY 31, 2023**

COCC	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	179,017	164,059	14,958	9.12%
Budgeted Revenue	182,325	198,533	(16,208)	-8.16%
Actual Expenditures	138,830	227,840	(89,010)	-39.07%
Budgeted Expenditures	258,944	323,142	(64,198)	-19.87%
Actual Unrestricted Surplus (deficit)	40,187	(63,781)	103,968	-163.01%



**ENTITY-WIDE FINANCIAL REPORT
FOR THE 1 MONTH ENDED JULY 31, 2023**

Entity-Wide Totals	7/31/2023	7/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	4,074,465	3,622,232	452,233	12.48%
Budgeted HAP Revenue	4,563,838	4,277,491	286,347	6.69%
Actual HAP Payments to Landlords	4,070,206	3,723,359	346,847	9.32%
Budgeted HAP Payments to Landlords	4,292,653	4,246,851	45,802	1.08%
<i>HAP Surplus (Deficit)</i>	<i>4,258</i>	<i>(101,127)</i>	<i>105,385</i>	<i>-104.21%</i>
Actual Fee & Other Revenue	1,367,648	1,294,051	73,597	5.69%
Budgeted Fee & Other Revenue	1,406,941	1,337,377	69,564	5.20%
Actual Expenditures	1,008,466	1,008,514	(48)	0.00%
Budgeted Expenditures	1,522,837	1,339,490	183,347	13.69%
<i>Unrestricted Profit (Loss)</i>	<i>359,182</i>	<i>285,537</i>	<i>73,645</i>	<i>25.79%</i>
Actual Surplus (deficit)	363,440	184,410	179,030	97.08%



7. **Discussion and possible action to authorize the Executive Director to execute the City of Sparks Grant Program Contract for Emergency Rental Assistance in the total amount of \$2,910,000 (\$1,455,000 for FY2023-2024 and \$1,455,000 FY2024-2025). (For Possible Action)**

Commissioner Sullivan motioned to approve agenda item seven as presented. Commissioner Schieve 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. **Possible adoption of Resolution 23-08-05 RH, which if approved will allow Agency to submit a HUD Section 18 application, a City of Reno Private Activity Volume Cap request, a Nevada housing Division Multi-Family Bond Application, and a Washoe County HOME Consortium's Affordable Housing Municipal Loan Program application, each for Hawk View Apartments. (For Possible Action)**

Commissioner Sullivan motioned to approve agenda item eight as presented. 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.

9. **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)**

Commissioner Sullivan motioned to approve agenda item nine as presented. 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.

10. **Discussion and possible action to adopt policy changes to the operational procedures that govern changes to the organizational chart and the authorities of the Board of Commissioners and Executive Director. (For Possible Action)**

Commissioner Taylor motioned to approve agenda item 10 as presented. 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.

11. **Discussion and possible action to create a sole purpose limited liability company for the 419th 10th Street project and possible action regarding the naming of the property. (For Possible Action)**

Commissioner Taylor motioned to approve the creation of the limited liability company for the 419 10th project and for RHA to vote for either Martini Flats or Railyard Flats in regards to naming the property.

12. **Discussion on Gaston and Wilkerson management fee analysis. (For discussion only)**

The Board reviewed the analysis and found it sufficient with no additional information requested.

13. **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)
14. **Additional items:**
 - i) **General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**

Chairman Aiazzi called for a special meeting Friday, September 8, 2023, to discuss the Master Developer Agreements.
 - 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, September 26, 2023; Tuesday, October 24, 2023; and Tuesday, November 28, 2023. (For Possible Action)**
15. **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.

Mr. Tscheekar again discussed his desire to provide caricatures or formal portraits during special RHA events.

16. Adjournment. (For Possible Action)

The meeting adjourned at 1:48 pm.