

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
March 14, 2023**

Chairman:	Mr. Dave Anderson
Commissioners:	Mr. Wes Willhoit
	Mr. Kevin Kopp
	Ms. Julie Richardson
	Mr. Joe Irick
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Tiffany Guerrero
Staff:	Ms. Betian Webb
City Liaison:	Mr. Chris Bausch
Absent:	Ms. Gabriela Barriga
	Ms. Myhra Miears
	Ms. Adriana Vega

Meeting called to order by Mr. Anderson at 5:02 PM.

1. **Public Comment:** None

2. **City Liaison Report:** Mr. Bausch reported that one of the biggest issue right now within the City is the Downtown parking. Mr. Bausch mentioned that 21st street is closed right now due to flooding and expecting more rain through the night. Mr. Bausch has been on the City Council board since September and is observing at the moment and following PRHA pipeline. There was some discussion.

3. **Consent Agenda:** Mr. Irick motioned to approve the consent items and Ms. Richardson, seconded, the motion passed. 5 ayes, 0 noes, 2 absent
 - a. **Approval of February 21, 2023 minutes:** The board had no questions or comments.
 - b. **Approval of Special Meeting February 28, 2023:** The board had no questions or comments.
 - c. **Financials:** Ms. Fardanesh reported that the statements that were provided are a 7-month statement ending January 31, 2023. PRHA reported \$595,616 of income, \$614,931 of expenses leaving a net deficit of \$19,315. PRHA balance sheet reported cash of \$279,203 in the checking accounts, \$1,115,240 in investment account with total current assets of \$1,856,353. Ms. Fardanesh stated that PR LLC only activity was booking the notes. PR LLC recorded \$229,606 of income and \$0.00 of expenses leaving a net surplus of \$229,606. PR LLC is the holder of the seller notes for all 4 Oak Park developments. Those notes total \$11,820,556 with accrued interest totaling \$2,350,084.

4. **Directors Summary Report:**
 - a. **Summary Report:**
PRHA/PRLLC: Mr. Cooke reported that PRHA/AHPR has no significant information to report.

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Oak Park 1: Mr. Cooke reported that Oak Park 1 is currently 100% occupied. Maintenance issue: Oak Park 1 managed through the heavy rains fairly unscathed except for large pooling of water at the end of 28th street. Oak Park 1 overall very good collections for the month.

Oak Park 2: Mr. Cooke reported that Oak Park 2 is currently 100% occupied. Maintenance issue: Oak Park 2 managed through the heavy rains fairly unscathed except for large pooling of water at the end of 28th street. Oak Park 2 overall very good collections for the month.

Oak Park 3: Mr. Cooke reported that Oak Park 3 is currently 100% occupied. Oak Park 3 is still working on pending rents due to COVID-19. 1-Catholic Charities, 2- Housing is Key, and 2- 5 Cities Coalitions for both properties combined. Other than that collections are looking pretty good. No major maintenance issues to report.

Oak Park 4: Mr. Cooke reported that Oak Park 4 is currently 100% occupied. Oak Park 4 is still working on pending rents due to COVID-19. 1-Catholic Charities, 2- Housing is Key, and 2- 5 Cities Coalitions for both properties combined. Other than that collections are looking pretty good. No major maintenance issues to report.

5. Old Business:

- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members and stated that not much has changed from last month. Avalon Motel: Mr. Cooke reported that next month he will put in an offer and maybe submit an eminent domain. River Walk Terrace/ Sunrise Villas: Mr. Cooke reported that plans have been approved by the City and both properties are permit ready. Met with the investors and bankers yesterday and we are all on track. Expect closing sometime in mid-May 2023 beginning June.

6. New Business:

- a. **PRHA nominations for Board Chair and Vice Chair (2-year term):** Mr. Cooke reported that Mr. Anderson and Mr. Willhoit term as Chair and Vice Chair have expired and the PRHA board will need to nominate and vote.
- b. **Board Chairman Vote:** Mr. Willhoit motioned to approve Mr. Dave Anderson to remain as Board Chair for an additional 2-year term and Ms. Richardson, seconded, the motion passed. 5 ayes, 0 noes, 2 absent
- c. **Board Vice Chairman Vote:** Ms. Richardson motioned to approve Mr. Wes Willhoit to remain as Board Vice Chair for an additional 2-year term and Mr. Kopp, seconded, the motion passed. 5 ayes, 0 noes, 2 absent
- d. **Resolution No. 2023-03-14-1:** Mr. Cooke went over the resolution no. 2023-03-14-1 with PRHA board members present. The resolution authorizing the execution and delivery of documents and filing of applications by or at the direction of Housing Authority of the City of Paso Robles, in connection with the formation and composition of entities and the sale, financing, development and operation of the River Walk Terrace project, and providing for

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other related matters. Mr. Willhoit motioned to approve the resolution no. 2023-03-14-1 and Mr. Kopp, seconded, the motion passed. 5 ayes, 0 noes, 2 absent

7. Other: None

8. Next PRHA meeting scheduled for April 11th, 2023 @ 5:00 PM.

9. Adjourn: Mr. Anderson motioned to adjourn the meeting at 5:32 PM.

Chairman



David W. Anderson

Secretary



David A. Cooke

Date

APR. 12, 2023