

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, APRIL 2, 2019**

1. OPENING CEREMONIES

a. Call Meeting to Order

The meeting was called to order by Chair Sanchez at 5:50 p.m., April 2, 2019, in the Council Chambers, at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA.

b. Flag Salute

Chair Sanchez led the salute to the flag.

c. Roll Call

Present: Commissioners: Breitman, Larson, Savidan, Segawa, Waronek, Vice-Chair Gazeley and Chair Sanchez

Absent: None

Staff Present: General Counsel Hogin, Executive Director Smoot, Assistant City Manager Sugano, Administrative Analyst Knighton and Deputy Secretary Hill.

2. ORAL COMMUNICATIONS

No oral communications from the public received.

3. COMMISSIONER COMMENTS

Both Commissioners Breitman and Larson commented on how nice and peaceful it had been at Lomita Manor this past month.

4. CONSENT AGENDA

All items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

MOTION: Commissioner Waronek made a motion, seconded by Commissioner Segawa that Consent Calendar Items 4 a-c be approved.

- a) Approval of the Housing Authority Minutes of March 19, 2019

RECOMMENDED ACTION: That the Minutes be approved.

- b) Lomita Manor February Financial Documents

RECOMMENDED ACTION: That the Monthly Financial documents be approved.

- c) Lomita Manor March 2019 Monthly Activity Report

RECOMMENDED ACTION: That the Monthly Activity Report be received and filed.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Larson, Savidan, Segawa, Waronek, Vice-Chair Gazeley and Chair Sanchez

NOES: None

ABSENT: None

5. BID SOLICITATION FOR CONSTRUCTION IMPROVEMENTS AT LOMITA MANOR

Ms. Knighton stated that on December 4, 2018, the Commission approved for submittal to the Department of Housing and Urban Development the Five-Year Public Housing Agency Plan for Fiscal Years from 2017 through 2022. The PHA Plan included plans to maximize potential modernization grant funding through the Capital Fund program by continuing to address needs as prioritized by both the strategic Green Physical Needs Assessment for Lomita Manor done by consultants in October of 2015, as well as the deficiencies identified by annual HUD Real Estate Assessment Center inspections.

Consistent with the PHA Plan, a scope of work was prepared to address physical needs at the property including rain gutter, balcony wood, handrail, and parking lot concrete and asphalt repairs. Staff anticipates an estimated total cost for the work of \$20,000. All expenses will be paid with Lomita Manor Capital Fund Grant monies.

Once the bid solicitation is complete, bid acceptance will be scheduled for consideration by the Lomita Housing Authority at a future date. Staff recommends that the Board of Commissioners authorize the Executive Director to solicit bids for the aforementioned capital improvements at Lomita Manor.

MOTION: Vice-Chair Gazeley made a motion, seconded by Commissioner Savidan to authorize the Executive Director to solicit bids for construction improvements at Lomita Manor.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Larson, Savidan, Segawa, Waronek, Vice-Chair
Gazeley and Chair Sanchez

NOES: None

ABSENT: None

6. ADJOURNMENT

There being no further business to discuss, Vice-Chair Gazeley adjourned the meeting at 5:54 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kathleen Hill". The signature is written in a cursive style and is positioned above a horizontal line.

Kathleen Hill, CMC
Deputy Secretary