

**MINUTES  
SPECIAL MEETING  
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND  
SANTA BARBARA AFFORDABLE HOUSING GROUP**

**706 Laguna St., Santa Barbara, CA  
Santa Barbara, California  
4:00 P.M. – November 28, 2023**

**I. CALL TO ORDER/ROLL CALL**

4:00 P.M. Chair Wheatley presiding

Board Members present: Esvin Almengor, Lisa Carlos, Mary Fenger, David Rowell and Patricia Wheatley

Board Members absent: Steven Faulstich and Rose Muñoz

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski and J. Schipa

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES – None**

**IV. BILLS AND COMMUNICATIONS – None**

**V. CONSENT CALENDAR – None**

**VI. REPORT OF EXECUTIVE DIRECTOR – None**

**VII. TREASURER’S REPORT – None**

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

*Chair Wheatley moved Item XI.1 Closed Session forward to this point in the meeting*

**XI. CLOSED SESSION**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)**

1. Property: 15 South Hope Avenue, Santa Barbara, CA  
Housing Authority Negotiators: Skip Szymanski and Dale Aazam  
Negotiating Parties: Johnman Holding LLC, a California limited liability company  
Under Negotiation: Price and Terms of Payment

Chair Wheatley closed the meeting at 4:01 P.M. and reopened the meeting at 4:38 P.M. with no reportable action noted. Authority counsel, Mark Manion, was present for Closed Session.

**X. NEW BUSINESS**

1. Recommendation that the Commission consider the adoption of a resolution approving and authorizing the

Executive Director to take all needed actions to purchase and finance real property located at 15 South Hope Avenue, Santa Barbara, California.

#### DOCUMENTS

- November 21, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

#### SPEAKERS

Staff: R. Fredericks, D. Aazam

#### MOTION

M/S Carlos/Fenger moved to adopt Resolution No. 2824 of the Housing Authority of the City of Santa Barbara, approving and authorizing the Executive Director to take all needed actions to purchase and finance real property located at 15 South Hope Avenue, Santa Barbara, California.

#### VOTE

Ayes:     Esvin Almengor     David Rowell  
          Lisa Carlos         Patricia Wheatley  
          Mary Fenger  
Nays:     None  
Abstain:  None  
Absent:   Steven Faulstich, Rose Muñoz

2. Recommendation that the Commission: (1) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to increase the previously approved residual receipts loan of \$900,000 by \$450,000 with a new not-to-exceed amount of \$1,350,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) appropriate funding for the \$450,000 increase in the residual receipts loan from Non-HUD program reserves; and (3) adopt a resolution approving these actions.

#### DOCUMENTS

- November 16, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

#### SPEAKERS

Staff: R. Fredericks, D. Aazam

#### MOTION

M/S Rowell/Almengor moved to adopt Resolution No. 2825 of the Housing Authority of the City of Santa Barbara, authorizing (1) the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to increase the previously approved residual receipts loan of \$900,000 by \$450,000 with a new not-to-exceed amount of \$1,350,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; and (2) funding for the \$450,000 increase in the residual receipts loan from Non-HUD program reserves.

#### VOTE

Ayes:     Esvin Almengor     David Rowell  
          Lisa Carlos         Patricia Wheatley  
          Mary Fenger

Nays: None

Abstain: None

Absent: Steven Faulstich, Rose Muñoz

**XI. CLOSED SESSION** – *moved forward in meeting*


**CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)**

1. Property: 15 South Hope Avenue, Santa Barbara, CA  
Housing Authority Negotiators: Skip Szymanski and Dale Aazam  
Negotiating Parties: Johnman Holding LLC, a California limited liability company  
Under Negotiation: Price and Terms of Payment

**XII. COMMISSION MATTERS** – None


**XIII. ADJOURNMENT**

Meeting adjourned at 4:52 P.M.

  
Rob L. Fredericks (Dec 7, 2023 11:36 PST)

ROB FREDERICKS, SECRETARY

APPROVED:

  
Patricia Wheatley (Dec 7, 2023 12:40 PST)

PATRICIA WHEATLEY, CHAIR