

**MINUTES
SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St., Santa Barbara, CA
4:00 P.M. – September 10, 2025**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lisa Carlos, David Rowell, Joey Samora, Skip Szymanski, Megan Turley and Patricia Wheatley

Board Members absent: Mary Fenger

Staff Members present: R. Fredericks, J. Kuczkowski, D. Aazam, V. Loza, C. Montenegro, T. Carter, R. Gutierrez, J. Pollino, J. Schipa, P. Medina

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Secretary Fredericks reviewed Bills and Communications item.

V. CONSENT CALENDAR

MOTION

M/S Carlos/Rowell moved to approve recommendation in Consent Calendar (3 Items), with correction to minutes noting Commissioner Szymanski replaces Faulstich under roll call.

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 6, 2025, Regular Meeting.
2. Recommendation that the HACSB Commission approve costs incurred and payments made for the month of July 2025.
3. Recommendation that the Board of SBAHG receive and order filed IRS Form 990 for the tax year beginning April 1, 2024 and ending March 31, 2025.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	David Rowell	Megan Turley
	Joey Samora	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) receive an update from City Administrator Kelly McAdoo on the status of the redevelopment of the Paseo Nuevo shopping center; (2) provide guidance to staff regarding Housing Authority potential involvement in the creation of a new affordable apartment building on a portion of land currently occupied by parking structure Lot 2; and (3) authorize the Executive Director to proceed to explore the feasibility of this idea and commence preliminary negotiations with the City of Santa Barbara and Paseo Propco, LLC (the current owner of the mall).

DOCUMENTS

- August 26, 2025, Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks

Kelly McAdoo, City Administrator, provided a report on the status of redevelopment of the Paseo Nuevo shopping center, and the Housing Authority's potential involvement in the creation of a new affordable apartment building on a portion of land currently occupied by parking structure Lot 2. City of Santa Barbara staff, AllianceBernstein and other interested parties were present for this item and answered questions as needed from the Board. The Authority's counsel, Mark Manion, was also present for this item.

MOTION

M/S Szymanski/Carlos moved to authorize the Executive Director to proceed to explore the feasibility of the Housing Authority's potential involvement in the creation of a new affordable apartment building on a portion of land currently occupied by parking structure Lot 2 and commence preliminary negotiations with the City of Santa Barbara and Paseo Propco, LLC (the current owner of the mall).

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	David Rowell	Megan Turley
	Joey Samora	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

VII. TREASURER'S REPORT

1. Recommendation that the Commission accept, and order filed, the audited financial statements for the Housing Authority, including all programs and the blended component for the fiscal year ended March 31, 2025.

DOCUMENTS

- August 26, 2025, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Carlos/Rowell moved to accept, and order filed, the audited financial statements for the Housing Authority, including all programs and the blended component for the fiscal year ended March 31, 2025.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	David Rowell	Megan Turley
	Joey Samora	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving the following amendments to the Authority's Manual of Policies and Procedures: (1) a 2% across-the-board cost of living salary increase for all employees effective September 27, 2025; (2) increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2026; and (3) additional personnel-related policy revisions to the Manual of Policies and Procedures effective September 27, 2025.

DOCUMENTS

- August 26, 2025, Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Szymanski/Turley moved to adopt Resolution No. 2867 of the Housing Authority of the City of Santa Barbara, approving the following amendments to the Authority's Manual of Policies and Procedures: (1) a 2% across-the-board cost of living salary increase for all employees effective September 27, 2025; (2) increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2026; and (3) additional personnel-related policy revisions to the Manual of Policies and Procedures effective September 27, 2025.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	David Rowell	Megan Turley
	Joey Samora	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None

XIII. ADJOURNMENT

Meeting adjourned at 5:47 P.M.


Rob L. Fredericks (Oct 2, 2025 08:45:52 PDT)

ROB FREDERICKS, SECRETARY

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APPROVED:



Patricia Wheatley (Oct 2, 2025 13:32:55 PDT)

PATRICIA WHEATLEY, CHAIR