



Minutes of the Educational Housing Corporation Board Meeting

March 25, 2021

ZOOM Webinar

Attendees:	Absent:
Dennis McBride, President	Maurice Goodman, Vice President
Peggy Berlese, Treasurer	Other Attendees:
Jonathan Wax	Michael Claire, SMCCCD
Michael Pierce	Mitchell Bailey, SMCCCD
Kate Williams-Browne	Bernata Slater, SMCCCD
Richard Holober	Michael Kenny, Kenny Realty
	Caryn Kenny, Kenny Realty
	Carina Warne, SMCCCD
	Bryan Besnyi, SMCCCD

Call to Order and Roll Call

The meeting was called to order at 5:05 pm. Members in attendance are listed above.

President McBride welcomed new Board member, Richard Holober.

Public Comments on Non-Agenda Items

On behalf of a Cañada Vista resident, Ms. Browne asked about an update to the Landscaping Project. Mr. Bailey said an update will be provided to the residents soon, including the Community Garden.

ACTION ITEMS

Approval of Property Manager Bid Recommendation

Mr. Bailey presented the Property Manager Bid Recommendation as outlined in the staff report. Mr. Bailey said the Housing Corporation received three (3) bids for property manager services. Those bidders were BLVD Residential, Davis Stirling Management Corp., and HIP Housing Affordable Ventures. Mr. Bailey discussed the bid review committee's composition, which included a current and former resident, and the responsibilities of the committee which included evaluating technical proposals for the bidders and holding interviews with selected bidders.

Mr. Bailey said the bid review committee scored the proposals and decided to interview two bidders: BLVD Residential and HIP Housing Affordable Ventures. The bid was a best value bid, so scoring was based on experience, history, the team of professionals, and maintenance services. After interviews, the bid review committee was unanimous in recommending that the bid for property management services be awarded to BLVD Residential. Mr. Bailey noted the

reasons for this recommendation including BLVD Residential's experience working with higher education and employee housing, positive track record and history, team of experienced professionals, and dedicated maintenance staff. Mr. Bailey also mentioned BLVD Residential's annual fee is \$95 per unit per month plus an additional \$75 per hour for maintenance.

Based upon the work of the bid review committee, Mr. Bailey said staff recommends that the Housing Board award the Property Manager bid to BLVD Residential. The term of the award would be for one year, with the Housing Corporation's option to renew on an annual basis for up to two additional years.

The Board discussed and agreed to accept the recommendation to award the Property Manager bid to BLVD Residential. President McBride thanked the committee for their hard work.

It was moved by Mr. Pierce and seconded by Ms. Browne to approve the Property Manager Bid Recommendation. The motion carried with all members voting Aye.

INFORMATION ITEMS

Discussion of Date for Spring Meeting

Mr. Bailey asked for a date to schedule the next spring meeting in April. The Board asked that he email another doodle poll with multiple options.

ADJOURN

The meeting was adjourned at 5:35 pm.