



**Minutes of the
Educational Housing Corporation Board of Directors Special Board Meeting
July 15, 2026 4:00 p.m.**

**In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar**

DIRECTORS	OTHER ATTENDEES
Richard Holober, President	David McLain, SMCCCD
Meta Townsley, Vice President	Peter Fitzsimmons, SMCCCD
Grace Beltran, Treasurer	Carina Warne, SMCCCD
Peggy Berlese	
Wayne Lee	
Brittney Sneed	

OPEN SESSION

Call to Order and Roll Call

President Holober called the meeting to order at 4:03 p.m. Members in attendance are listed above.

ACTION ITEMS

Property Management Services Contract – Board Interview and Selection (RFP 87006R)

Mr. McLain provided an overview of the Property Management Services Request for Proposal (RFP) process. He reported that the Housing Board issued an RFP for a two-year property management services contract on May 20, 2026. Nine proposals were received, of which two were deemed nonresponsive. The remaining seven proposals were evaluated by the RFP Evaluation Committee. The Committee recommended three firms for interviews before the Housing Board: Greystar Management Services, Prodesse Property Group, and TrueDoor Property Management.

During the meeting, each firm was allotted twenty minutes for an interview, consisting of a five-minute presentation followed by fifteen minutes of questions from the Housing Board. During the interviews, each firm provided an overview of its company, management philosophy, staffing approach, and relevant experience. Housing Board members asked questions regarding operations, communication, and resident services. Following the interviews, the Housing Board deliberated.

It was moved by Mr. Lee and seconded by Ms. Townsley to approve entering into a Two-Year Property Management Services Contract with Prodesse Property Group. The motion carried unanimously.

Adjournment

The meeting was adjourned at 5:45 p.m.