



Seaside Housing Collaborative

Board of Directors Meeting

September 17, 2025 • 10:00am • Blackhorse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

ADOPTED MINUTES

I. CALL TO ORDER

The meeting called to order at 10:00 AM.

II. ROLL CALL – We have a quorum

PRESENT: Chair Oglesby, Vice-Chair Thomas, Director Winick,
Director McDanel, Director Garnett

ABSENT: Director Soto

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

No public comments were made.

V. CONSENT AGENDA

A. APPROVE DRAFT MINUTES FROM THE August 20th, 2025 MEETING

On motion by Director Winick and second by Vice-Chair Thomas, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the August 20, 2025 board meeting. No public comments were made on the consent agenda.

RESULT: 5-0-0-1

AYES: Oglesby, Thomas, Winick, McDanel, Garnett

NOES: None

ABSTAIN: None

ABSENT: Soto

VI. BUSINESS ITEMS

A. DISCUSSION ON EVALUATION OF RPR RESPONSE (ANDY MYRICK)

City Staff explained that this is an update and will be looking for some direction moving forward. The Request for Proposals was sent out Friday, September 12th, 2025. It calls for submittals to be provided to the Collaborative no later than October 3rd, 2025. It's a three (3) week turnaround. For what we are asking for, it is a snug but doable timeframe. What happens next will be determined in part by how many we receive. If we receive three (3) or fewer, the intention is that we would evaluate them and bring all three with that evaluation to the Board for consideration. If we receive more than three of them, then the scoring process will be used to whittle it down to the top three and then bring those before the Board. That does not mean that the other ones couldn't be considered, but we would focus on those top three in that scenario. City Staff then explained what needs to be included in the responses to the RFP, citing items "Responses must include" and "Scoring will be based on several criteria" presented to the Board. We do not have a Scoring Rubric here to present because we do not generally publicize those ahead of time because it gives an unfair advantage to those who happen to see it. If there are other criteria that the Board thinks that we should be considering we are open to receive that feedback. The is the sum total of where we are at, with the intention to get the responses by October 3rd, 2025. Unless we receive a very large number of responses, then our goal will be to have them scored by the October 15th meeting. With that being said, City Staff asked the Board if anyone had any feedback or for thoughts on this.

Direct Garnett asked, relative to the scoring, how are you weighing the scoring criteria, number of units, cost, experience, etc.? City Staff stated that this is what we will not be releasing in advance to ensure fairness. Once the RFP's have been received then the scoring rubric will be shared. Chair Oglesby added that he understands that what we don't want to do is tell the applicant exactly how to get the max score. If there are any scoring items the SHC thinks it should add in the scoring then that needs to be communicated to City Staff so that can be added or taken into consideration. General Counsel stated that at some point, the SHC Board should have a closed session to discuss some of these items to give direction to your negotiators on how the SHC want to do some of the evaluations. Direct Winick inquired about the distribution of the RFP and City Staff stated that an email was sent out to everyone who has a business license as a contractor in the City of Seaside and anyone who has expressed interest in this project. Revision West received a copy of it. We will also be sending it out through the cities public bid system even though it is not a city project. This can be freely shared with anyone, so if the SHC Board knows of anyone interested the RFP can be shared. It is also on the SHC Webpage. City Staff also added that a copy will be at the Building Department Counter in City Hall.

Chair Oglesby opened for public comment. No public comments were made.

VII. STAFF REPORTS

- A. City Staff reminded the SHC Board of the next scheduled meeting for October 15, 2025 to be held in the Blackhorse Room.*
- B. SHC Website has been updated with all current documents and Staff will be working on revamping the SHC Website to bring it up to date.*

VIII. BOARD MEMBER COMMENTS

Director Winick stated that he would not be present for the October 15, 2025 meeting.

Chair Oglesby directed members of the public to exit the room while the SHC Board held a Closed Director Session. City Staff introduced the Housing Department Intern, Alex Wall, who remained for the Closed Director Session as a representative of City Staff. Director Session commenced at 10:30am and ended at 10:37am.

IX. ADJOURNMENT

The meeting adjourned at 10:37am. Next meeting: October 15, 2025 at 10:00am.