



HOUSING AUTHORITY OF THE CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

Meeting Minutes - Final

Board of Commissioners:

Chairperson Scott Sedgley
Board Member Chris DeNatale
Board Member Mary Luros
Board Member Bernie Narvaez
Board Member Beth Painter
Board Member Carol Hamilton
Board Member Johanna Moore

Tuesday, September 2, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present 7 - Board Member DeNatale, Board Member Hamilton, Board Member Luros, Board Member Moore, Board Member Narvaez, Board Member Painter, and Chairperson Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 5.A. - PowerPoint Presentation from staff.

(A copy of the supplemental document is on file in the City Clerk's department)

3. PUBLIC COMMENT: None.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Board Member Moore, seconded by Board Member Hamilton, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Board Member DeNatale, Board Member Hamilton, Board Member Luros, Board Member Moore, Board Member Narvaez, Board Member Painter, and Chairperson Sedgley

4.A. 331-2025 Board of Commissioners of the Housing Authority of the City of Napa (HACN) Meeting Minutes

Approved the August 5, 2025 Regular Meeting Minutes of the Housing Authority Board.

4.B. 359-2025 Seminary Street HVAC Replacement Project Budget Adjustment

Adopted Resolution HR2025-007 approving a budget adjustment to increase the expenditure budget of the Seminary Street fund as documented in Budget Amendment No. 5P03 for the Seminary Street HVAC Replacement Project
Enactment No: HR2025-007

5. ADMINISTRATIVE REPORTS

5.A. 341-2025 Laurel Manor Energy Resiliency Project

Housing Manager Stephanie Gaul and Climate Action Management Analyst Deborah Elliott provided the report.

Chair Sedgley called for public comment; there were no requests to speak.

Discussion was turned over to the Board. Individual comments and questions ensued.

A motion was made by Board Member Moore, seconded by Board Member Hamilton, to adopt Resolution HR2025-008 (1) authorizing the Executive Director or their designee to apply for, accept, and sign all necessary documents related to energy efficiency and solar incentives for the Laurel Manor Energy Resiliency Project; (2) to enter into and record a deed restriction of Laurel Manor associated with energy incentives; and (3) to approve a budget adjustment for the Laurel Manor Energy Resiliency Project as documented in budget adjustment 2P03. The motion carried by the following vote:

Aye: 7 - Board Member DeNatale, Board Member Hamilton, Board Member Luros, Board Member Moore, Board Member Narvaez, Board Member Painter, and Chairperson Sedgley
Enactment No: HA2025-008

6. COMMENTS BY BOARD MEMBERS OR EXECUTIVE DIRECTOR: None.

7. ADJOURNMENT: 3:47 P.M.

Submitted by:

Tiffany Carranza, City Clerk