



CITY OF NAPA

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

MEETING MINUTES - Final

HOUSING AUTHORITY

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, June 3, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

3:30 P.M. 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 document:

Item 5.A. - PowerPoint Presentation.

(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. [221-2025](#) Board of Commissioners of the Housing Authority of the City of Napa (HACN) Meeting Minutes

Approved the May 6, 2025 Regular Meeting Minutes of the Housing Authority Board.

5. PUBLIC HEARINGS:

- 5.A. [184-2025](#) Housing Authority of the City of Napa FY 2025/26 and FY 2026/27 Proposed Budget Hearing

Chairperson Sedgley opened the hearing.

Housing Manager Stephanie Gaul provided the staff report.

Chairperson Sedgley called for disclosures; there were none.

Chairperson Sedgley called for public comment; there were no requests from the public to speak.

A motion was made by Board Member Moore, seconded by Board Member Hamilton, to close the public testimony. The motion carried unanimously.

Discussion was brought back to the Board Members. Manager Gaul responded to a question from Mayor Sedgley regarding expenditures and revenues in the 20% Low/Mod Income Fund.

A motion was made by Board Member Moore, seconded by Board Member DeNatale, to provide direction to staff to finalize the proposed FY 2025/26 and FY 2026/27 Budget and present that document for final review and approval at the scheduled special meeting on June 17, 2025. 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

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

7. ADJOURNMENT: 3:41 P.M.

Submitted by:

Tiffany Carranza, City Clerk