

MINUTES
Las Cortes Inc. Board
Regular Meeting
October 28, 2025

A. ROLL CALL, POSTING OF AGENDA

At 1:08 p.m. Las Cortes Board President Dr. Vincent Stewart presided and called to order the regular meeting of the Las Cortes Inc. Board in the Housing Department's Administration office at 435 South D Street, Oxnard, California. Gabriela Basua, Board Vice President, Bert E. Perello, Board Treasurer, Jose Andrade, Board Secretary, and Board President Dr. Vincent Stewart were present. Housing Department's Administrative Secretary, Cinthya Escobar stated that the agenda was posted on Monday, October 21, 2025 at City website, the Oxnard Public Library, and City Hall Kiosk.

Staff members present were Brenda Lopez, Housing Director, Rhonda Hodge, Housing Finance Officer, and Cinthya Escobar, Administrative Secretary

In addition, Board Member Candidate, Veronica de La Cruz was present

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS

No public comments were received.

C. REPORT OF EXECUTIVE DIRECTOR/SECRETARY

The Housing Director provided an update on the UHC settlement as it relates to the undeveloped property located in the La Colonia neighborhood. The Housing Authority plans to explore options to develop the property. An update was provided on the Choice Neighborhood Implementation grant that was awarded to the City of Oxnard and Housing Authority for the redevelopment and neighborhood improvement of the public housing Colonia Road and Felicia Court projects. The five neighborhoods involved in this redevelopment process include: Colonia, Wilson, Fremont South, Hobson Park, and 5-Points. The Housing Director will forward the Task Force Virtual Meeting calendar information to all Las Cortes Inc. Board Members.

D. INFORMATION/CONSENT AGENDA

1. Housing Department

SUBJECT: Approval of Minutes

RECOMMENDATION: That the Las Cortes, Inc., approve the minutes of the July 1, 2025 regular meeting as presented.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the Information/Consent item as presented. VOTE: Basua, Perello, Andrade and Stewart voted in favor; the motion carried 4-0

2. Housing Department

SUBJECT: Appointment of Member to Serve on the Las Cortes, Inc. Board of Directors.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors appoint Ms. Veronica De La Cruz as a new member of the Board.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade and Stewart voted in favor; the motion carried 4-0

E. REPORTS

1. Housing Department

SUBJECT: Yearly Income Statement and Balance Sheet overview for period ending June 30, 2025.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors, receive and file the yearly financial reports.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.

Item E-1 was for information only. No action was required.

2. Housing Department

SUBJECT: Return of Organization Exempt from Income Tax (Form 990) Report.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors:

1. Review the 2024 Return of Organization Exempt from Income Tax (Form 990).
2. Authorize Dr. Vincent Stewart, President of the Las Cortes, Inc. Board of Directors, to submit the Return of Organization Exempt from Income Tax (Form 990) to the Internal Revenue Service.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade, Stewart and De La Cruz voted in favor; the motion carried 5-0

3. Housing Department

SUBJECT: California Exempt Organization Annual Information Return (Form 199) Report.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors:

1. Review the 2024 California Exempt Organization Annual Information Return (Form 199).
2. Authorize Dr. Vincent Stewart, President of the Las Cortes, Inc. Board of Directors, to sign (Form 199) prior to mailing to the State of California Franchise Tax Board.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.


It was moved by Board Member Perello, seconded Board Member De La Cruz, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade, Stewart and De La Cruz voted in favor; the motion carried 5-0

F. ITEMS FOR FUTURE AGENDAS

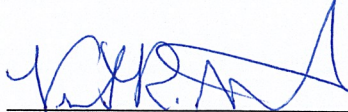
- Flag salute
- Staff to report on \$590K and \$273K outstanding loans/notes

G. Adjournment

There being no further business on the agenda, and without objection, Dr. Stewart adjourned the meeting at 2:00pm.



Cinthya Escobar, Administrative Secretary



Dr. Vincent Stewart, President