

**THE MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
OF DELTA COMMUNITY DEVELOPERS CORP.
HELD OCTOBER 15, 2020**

The Board of Directors of Delta Community Developers Corp. met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:26 p.m. on October 15, 2020. Certain Directors and staff attended by teleconference (Zoom) as permitted by Govt. Code § 54953 and Executive Order N-29-20.

The Chairperson called the meeting to order, and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett, Second Vice Chairperson Ryan Gresham, Chairperson Jon Mendelson, Director Lester Patrick, First Vice Chairperson Rudy Willey, Director
Absent:	None

The Chairperson declared a quorum present.

Also present were Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; Alan R. Coon, General Counsel; Carena Lane, Director of Occupancy and Housing Compliance; Jessica Quan, Assistant Director of Occupancy and Housing Compliance; Eunice Johnson, Lead Family Self-Sufficiency Coordinator; Alejandra Montanez, Family Self-Sufficiency Coordinator; and Carmen Lambert.

APPROVAL OF THE MINUTES:

Following a discussion, Director Mendelson moved, seconded by Second Vice Chairperson Barrett, that the following Resolution be approved as read:

RESOLUTION NO. 20-24
RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of October, 2020, that the Minutes of the Special Meeting held September 2, 2020, be, and the same hereby are approved and adopted and the Secretary be, and he hereby is authorized and directed to sign said Minutes for and on behalf of Delta Community Developers Corp.

ROLL CALL:

AYES: Directors Barrett, Gresham, Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

Following a discussion, First Vice Chairperson Patrick moved, seconded by Second Vice Chairperson Barrett, that the following Resolution be approved as read:

RESOLUTION NO. 20-25
RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of October, 2020, that the Minutes of the Regular Meeting held September 17, 2020, be, and the same hereby are approved and adopted and the Secretary be, and he hereby is authorized and directed to sign said Minutes for and on behalf of Delta Community Developers Corp.

ROLL CALL:

AYES: Directors Barrett, Gresham, Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

ACTION ITEMS:

- 1) Following a discussion, **the following Resolution was tabled** as read and moved to Special Meeting for further discussion:

Director Mendelson recused himself from this discussion due to conflict of interest.

RESOLUTION NO. 20-26
AUTHORIZATION TO ENTER INTO CONTRACT WITH
CENTRAL VALLEY LOW INCOME HOUSING CORP.
FOR HOMEKEY REHAB PROJECT BY
RESOLUTION OF THE BOARD OF DIRECTORS OF
DELTA COMMUNITY DEVELOPERS CORP.

Project HomeKey; Resolution #20-26

WHEREAS, Central Valley Low Income Housing Corp. ("CVLIHC") was awarded HomeKey funds by the State of California pursuant to a NOFA;

WHEREAS, CVLIHC has identified a 40-unit hotel for rehabilitation and conversion to studio-sized permanent residential housing units ("the Project");

WHEREAS, a condition of the funding requires immediate attention;

WHEREAS, CVLIHC sought contractors experienced in construction and development of affordable housing for the Project;

WHEREAS, Delta Community Developers Corp. ("DCDC") is a local entity authorized to do business in the State of California with experience in the acquisition, construction, rehabilitation, or preservation of affordable housing; and

WHEREAS, CVLIHC has selected DCDC as the contractor for the Project,

NOW, THEREFORE, IT IS RESOLVED: DCDC is granted discretion and authority to negotiate and enter into a cost plus ten (10) percent (%) Contract For the Rehabilitation of the Project ("Contract");

RESOLVED FURTHER: That the Executive Director, any officer and/or Chairman of the Board of DCDC, are hereby authorized to execute the Contract and any amendment or modifications thereto, on behalf of DCDC;

RESOLVED FURTHER: That this Resolution shall take effect immediately upon its passage; and

RESOLVED FURTHER: further that this Resolution shall constitute notice of and Board approval of the actions by DCDC staff as directed in Closed Session.

Passed and adopted, effective as of January 16, 2020 by the consent of the Board of Directors of the Corporation by the following vote:

TABLED

AYES: __ NAYS: __0__ ABSTAIN: __0__ ABSENT: ____

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of Delta Community Developers Corp. does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said Corporation which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or

rescinded since its date of adoption and is in full force and effect as of the date hereof.



Peter W. Ragsdale
Secretary's Signature

ROLL CALL:

AYES: Directors
NOES: None
ABSTAIN: None
ABSENT: Directors

Upon Roll Call, the Chairperson declared the foregoing Resolution tabled until future scheduled Special Meeting.

ACTION ITEM:

- 2) Following a discussion, Director Willey moved, seconded by Director Mendelson that the following Resolution be approved as read:

**RESOLUTION NO. 20-27
RESOLUTION ACCEPTING BUDGET FOR FISCAL YEAR
ENDING SEPTEMBER 30, 2010, INCLUDING SALARY
SCHEDULE (as part of Housing Authority Budget)**

WHEREAS, Delta Community Developers Corp. ("DCDC") must consider and approve annual agency-wide budget for the Fiscal Year ending September 30, 2021 ("Budget"); and

WHEREAS, the Board of Directors for the DCDC have reviewed and considered the proposed Budget; and

WHEREAS, California Public Employees' Retirement System, (CalPERS) requires salary pay schedules be approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, for purposes of determining the amount identified on a publicly available pay schedule, per CCR Section 570.5, a pay schedule, among other things must be duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, the salaries for said salary schedule are incorporated into the 2020- 2021 Consolidated Budget;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of DCDC meeting in a Regular Meeting this 17th day of September, 2020, that certain Agency-Wide Annual Budget for Fiscal Year Ending September 30, 2021, including the salary pay schedule ("Scheduled") be, and the same hereby is approved; and

BE IF FURTHER RESOLVED AND ORDERED, that a copy of said Agency-Wide Annual Budget for the Fiscal Year Ending September 30, 2021, be filed with the official records of this authority; and

BE IT FURTHER RESOLVED AND ORDERED, that a copy of the Schedules and any necessary documentation be filed with CalPERS as required by law or agreement.

ROLL CALL:

AYES: Directors Barrett, Gresham, Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

ACTION ITEM:

- 3) Following a discussion, First Vice Chairperson Patrick moved, seconded by Director Willey that the following Resolution be approved as read:

RESOLUTION NO. 20-28
RESOLUTION APPROVING RESIZING LOAN OF
SIERRA VISTA PHASE I

WHEREAS, all Low-Income Housing Tax Credit (LIHTC) transactions require various funding sources to make them possible including construction financing and perm debt; and

WHEREAS, at the time of the Authority's LIHTC award for Sierra Vista Phase I (the Project") anticipated the following sources as part of the financing structure for the project:

\$8,100,000 in Conventional Perm Loan
\$2,767,000 in Ground Lease
\$235,657 in Accrued Interest
\$2,400,000 in the OFFP PH Reserves Loan
\$417,413 in deferred Developer fees
\$23,420,000 in tax credit equity; and

WHEREAS, due to the arson and associated delays in construction, the project did not deliver all the units on time resulting in a delay in delivering the tax credits to the investor; and

WHEREAS, the project will have to pay R4 Capital, the investor in Sierra Vista I, a timing adjuster for the delay in the delivery of the tax credits anticipated to be approximately THREE HUNDRED FORTY-ONE THOUSAND DOLLARS (\$341,000.00); and

WHEREAS, the timing adjuster combined with other construction overruns has increased the deferred Developer fees on the Project from \$417,413.00 to \$941,863.00; and

WHEREAS, Medici Artist Lofts and Cottage Village Senior Apartments have also experienced adjustments in their permanent financing due to timing adjustments and construction costs; and

WHEREAS, it is in the best interest of this Housing Authority to authorize supplemental permanent financing up to \$810,000 for Sierra Vista I;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Directors of the Delta Community Developers Corp. meeting in a regular meeting this 15th day of October, 2020, as follows:

1) **Approval of Supplemental Loan.** Approval of \$810,000.00 supplemental loan permitting payment of deferred developers' fee.

2) **Acting Officers Authorized.** Any action required by this resolution to be taken by the Executive Director, Deputy Director and/or Director of Finance of Delta Community Developers Corp. may, in the absence of such person, be taken by the duly authorized acting Executive Director, Deputy Director and/or Director of Delta Community Developers Corp., respectively or by the designee of the Chair of the Board or Executive Director.

3) **Execution of Obligations.** The Board directs Delta Community Developers Executive Director to cause Delta Community Developers Corp. 's duties and obligations under the various agreements authorized.

4) **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

PUBLIC COMMENT:

Francisca Chavez who spoke in English on her father's behalf (father is 70 years old) and fifteen ("15") other Migrant Center tenants were present, asking for the Migrant Center to extend deadline closure from October 31, 2020 to December 15, 2020.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ADJOURNMENT:

There being no further business, upon motion, second and unanimously carried, the Board of Directors' meeting adjourned at 4:48 p.m.

ROLL CALL:

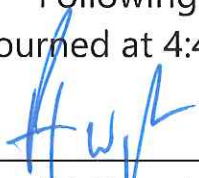
AYES: Directors Barrett, Gresham, Patrick, Willey,
Mendelson

NOES: None

ABSTAIN: None

ABSENT: None

Following Roll Call, the Chairperson declared the meeting adjourned at 4:48 p.m.



Peter W. Ragsdale, Secretary