

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD SEPTEMBER 17, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:09 p.m. on September 17, 2020. Certain Commissioners and staff attended by teleconference (Zoom) as permitted by California Government 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
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner
Absent:	Martha Moore,	Commissioner

The Chairperson declared a quorum present and called for the Pledge of Allegiance.

Also present were Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; Alan R. Coon, General Counsel; Melinda Hazard, Director of Finance; and Tom LaBounty, Comptroller.

Commissioner Mendelson recused himself from discussions pertaining to Central Valley Low Income Housing Corp.

Commissioner Willey abstained from F&M Bank discussions due to conflict of interest.

SPECIAL PRESENTATION:

Melinda Hazard, Director of Finance and Tom LaBounty, Comptroller presented the 2020 – 2021 Consolidated budget.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick moved, Seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 20-32

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2020, that the Minutes of the Regular Meeting held August 20, 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 the Authority.

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:11 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:29 p.m.

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

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, gave development updates on certain properties: Crossway Residences 1, Crossway Residences 2, Park Street, HEAP 2000 Sutter Street and Turnpike Commons.

Mr. Ragsdale, Executive Director, gave an update on October 19, 2020 move-in date for Crossway Residences number 1. Mr. Ragsdale further advised that Crossway Residences number 2 completion date is March 31, 2021.

Mr. Ragsdale, Executive Director, gave an update on October 19, 2020 move-in date for Park Street property. Mr. Ragsdale also advised that HEAP Sutter Street property homes completion date will be in November 2020. Mr. Ragsdale further advised that Turnpike Commons homes will be delivered at the end of October 2020.

Mr. Ragsdale, Executive Director, gave an update on fair market rents and Housing Choice Voucher Payment Standards in San Joaquin County for 2021 (CA024). Mr. Ragsdale advised that Nailrod would provide Housing Authority of the County of San Joaquin a small market assessment for fair market rent standard payment ranges. As percent of standard payment ranges for fair market rents on studio apartments priced at \$745.00 to \$782.00 is 105.0%. As percent of standard payment ranges for fair market rents of \$811.00 to \$845.00 is 96.0%.

REPORTS:

Each Commissioner received either a paper copy or an electronic copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Draft Financials Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista and HCVP Liaison; Vacancy Report; and Cash Balances and Investments Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

As part of Agenda Package Each Commissioner received either a paper copy or an electronic copy of the following information items:

- 1) Department of Housing and Urban Development (HUD) Quality Assurance Division (QAD) Financial Management Review (FMR) of Housing Choice Voucher Program Funds;

2) Letter dated September 9, 2020 from Housing and Urban Development (HUD) RE: HCV Program Financial Management Review (FMR) Report (QAD-FMR-2020-CA024) – Dated August 13, 2020 – Housing Authority of the County of San Joaquin (CA024); and

3) Letter dated August 13, 2020 from Housing and Urban Development (HUD) RE: HCV Program Quality Assurance Division – Financial Management Review – 2020 – CA024 (QAD-FMR-2020-CA024)

CONSENT ITEMS:

None.

ACTION ITEMS:

1) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Mendelson, that the following Resolution be approved as read:

**RESOLUTION NO. 20-33
RESOLUTION ACCEPTING PROPOSAL AND
AWARDING CONTRACT FOR
LOAN REFINANCING SERVICES**

WHEREAS, notice of a Request for Proposal to refinance existing loan for the Housing Authority of the County of San Joaquin's ("HACSJ") office building located at 2575 Grand Canal Boulevard, Stockton, California, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, Housing Authority of the County of San Joaquin ("HACSJ") current bank loan on its commercial office building has an interest rate of 3.42%. This loan also has a remaining balance of \$2.8 million dollars; and

WHEREAS, the following proposals for said Loan Refinancing Services are the only proposals received by this Authority in response to said Request for Proposal:

FIRM

- Farmers & Merchants Bank (Stockton, CA)
- Oak Valley Community Bank (Oakdale, CA)

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of Farmers & Merchants Bank contained the refinance rates for the life of the loan which best suits the needs of the Housing Authority of the County of San Joaquin; and

WHEREAS, it is in the best interests of this Authority to award a contract for Loan Refinancing Services to Farmers & Merchants Bank.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September 2020, as follows:

- 1) That the proposal of Farmers & Merchants bank be, and the same hereby is, approved and accepted; and
- 2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for Loan Refinancing Services with Farmers & Merchants Bank.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Patrick
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: Commissioner Moore

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

ACTION ITEM:

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

**RESOLUTION NO. 20-34
RESOLUTION AMENDING
CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN FOR
2020-2024 REVISION 1 FOR AWARD OF FISCAL YEAR 2018
EMERGENCY SAFETY AND SECURITY GRANT**

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2020 that certain Capital Fund Five-Year Action Plan for 2020-2024, be approved as amended and presented September 17, 2020.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Patrick, and Willey
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore

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

ACTION ITEM:

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

**RESOLUTION NO. 20-35
RESOLUTION ACCEPTING HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN AGENCY-WIDE BUDGET FOR
FISCAL YEAR 2020-2021**

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2020, that the agency-wide consolidated budget for the Housing Authority of the County of San Joaquin for Fiscal year ended September 30, 2020, be and the same hereby is accepted.

ROLL CALL:

AYES:	Commissioners Barrett, Gresham, Mendelson, Patrick, and Willey
NOES:	None
ABSTAIN:	None
ABSENT:	Commissioner Moore

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

RESOLUTION NO. 20-36
AMENDED RESOLUTION APPROVING HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
AGENCY-WIDE BUDGET FOR
FISCAL YEAR 2020-2021;
AND APPROVING SALARY SCHEDULE
FOR SUBMISSION TO CALPERS

WHEREAS, Housing Authority of the County of San Joaquin ("Authority") must consider and approve annual agency-wide budget for the Fiscal Year ending September 30, 2021 ("Budget"); and

WHEREAS, the Board of Commissioners for the Authority has 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 Commissioners of the Authority 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 ("Schedules") be, and the same are hereby approved; 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: Commissioners Barrett, Gresham,
Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA

BUILDING:

There were none.

CLOSED SESSION:

Consider Action related to real estate development opportunity. Government Code §54956.8 and Code of Federal Regulation, Title 2 § 200.317 through Code of Federal Regulation, Title 2 § 200.326. **Property and/or development proposal offered by Central Valley Low Income Housing Corp. [Note: Collective meeting with Delta Community Developers Inc. See above DCDC Agenda.]**

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Consider Development and Financing of APN No. 169-050-15 – Victory Gardens/Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use, Development and Financing.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN No. [TBD] – Tracy Property, Tracy, CA. **Agency Negotiator:** Peter Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, DFA Development.

Commencing Housing Authority of the County of San Joaquin Closed Session at 5:20 p.m., 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
Lester Patrick, First Vice Chairperson
Rudy Willey, Commissioner
Jon Mendelson, Commissioner
Absent: Martha Moore, Commissioner

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced the unanimous vote and approval of action regarding a TBD North Stockton Project, California real property for potential development opportunities but not reportable at this time pending negotiation.

ADJOURNMENT:

There being no further business at hand, there was a unanimous vote, that the meeting be adjourned.

ROLL CALL:

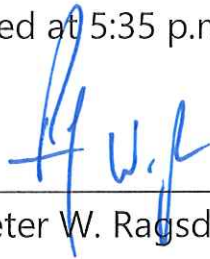
AYES: Commissioners Barrett, Gresham, Mendelson,
Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

Upon Roll Call the Chairperson declared the meeting
adjourned at 5:35 p.m.



Peter W. Ragsdale, Secretary