

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD JUNE 18, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in an Annual Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:03 p.m. on June 18, 2020. Certain Commissioners and Auditor of Smith Marion, Co., attended by teleconference 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,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner
Absent:	None	

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; and Douglas Earhart, Certified Public Accountant ("CPA") of Smith Marion & Co.

The Chairperson Cose announced resignation from the Board of Commissioners, offered to remain on the Board in order to train the successor.

ELECTION OF OFFICERS

The Chairperson announced that this was the time and place for the election of Chairperson, First Vice Chairperson, and Second Vice Chairperson.

By unanimous nomination Commissioner Gresham was voted as Chairperson for the forthcoming year.

Commissioner Barrett nominated Commissioner Patrick as First Vice Chairperson for the forthcoming year, seconded by Commissioner Mendelson.

Commissioner Moore nominated Commissioner Barrett as Second Vice Chairperson for the forthcoming year, seconded by Commissioner Willey.

There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose, Mendelson

NOES: None

ABSTAIN: None

ABSENT: None

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 20-21
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 18th day of June, 2020, that the Minutes of the Annual Meeting held May 21, 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, Moore, Patrick, Willey, Cose, Mendelson
NOES: None
ABSTAIN: None
ABSENT: None

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, 4:12 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:22 p.m.

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

Present:	Patricia Barrett,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner
	Patricia Barrett,	Commissioner
Absent:	None	

SPECIAL PRESENTATION:

Douglas Earhart, Certified Public Accountant ("CPA") of Smith Marion & Co. made a special presentation via Zoom (video conference) regarding Housing Authority of the County of San Joaquin 2018-2019 Annual Audit.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, summarized certain properties, with development updates and Aspire Charter School groundbreaking events.

Mr. Peter W. Ragsdale, Executive Director, discussed development updates for the following properties: Cottage Village, Crossways Residence, Turnpike Commons, and Sierra Vista Phase II.

Mr. Peter W. Ragsdale, Executive Director, also discussed the authentication of the license agreement, operating expenses and supplemental funding for Aspire Charter School located at Sierra Vista.

REPORTS:

Each Commissioner received either paper copy or 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:

CARES Act Funding for the Housing Choice Voucher (HCV), Public Housing Program, and COCC.

Copy of License Agreement for Temporary Charter School at Sierra Vista.

Housing Authority of the County of San Joaquin Reports that the Action reported but not disclosed following Closed Session meeting held on May 21, 2020, includes authorization to negotiate settlement and select outside Counsel to represent the Housing Authority in Federal Court Action.

Letter from Department of Housing and Community Development Division of Financial Assistance.

Development Opportunity Offered through Notice of Funding Availability ("NOFA") as presented by Central Valley Low Income Housing Corp.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

**RESOLUTION NO. 20-22
RESOLUTION ACCEPTING AUDITED ANNUAL
FINANCIAL STATEMENT FOR THE
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

RESOLVED AND ORDERED, by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of June, 2020, that the Audited Financial Statement for the Housing Authority of the County of San Joaquin for the Fiscal Year ended September 30, 2019, be and the same hereby is accepted.

ROLL CALL:

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

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

ACTION ITEM:

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

**RESOLUTION NO. 20-23
RESOLUTION ACCEPTING CAPITAL FUND
PROGRAM FIVE YEAR ACTION PLAN REVISION 1
FOR THE HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN FOR 2019-2023**

RESOLVED AND ORDERED, by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of June, 2020, that the Five Year Action Plan Revision 1 for the Housing Authority of the County of San Joaquin for 2019 to 2023, be and the same hereby is accepted.

ROLL CALL:

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

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

ACTION ITEM:

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

RESOLUTION NO. 20-24
RESOLUTION ACCEPTING CAPITAL FUND
PROGRAM FIVE YEAR ACTION PLAN
FOR THE HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN FOR 2020-2024

RESOLVED AND ORDERED, by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of June, 2020, that the Five Year Action Plan for the Housing Authority of the County of San Joaquin for 2020 to 2024, be and the same hereby is accepted.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: None

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Willey gave thanks to Chairperson Cose for his services on the Board of Commissioners.

**COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA
BUILDING (Continued):**

Discussed regarding California State's Order about wearing face mask.

First confirmed COVID-19 case at Conway Homes and Tracy Homes.

Discussed Rental rates.

In the matter of Non-Payment of Rents, discussed Repayment Agreements vs. Stipulations.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Sierra Vista Phase II, APN No. 169-270-08. **Agency Negotiator:** Peter W. Ragsdale. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS), Central California Housing Corporation (CCHC) and Ashwood Construction. **Under Negotiation:** Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** APN No. 193-050-15 – Victory Gardens / Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Lease and/or purchase of Mariani Property APN Nos. 149-062-10 & 15.

Agency Negotiator: Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Dan Dixon.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Development of 3009 Pock Lane, Stockton, CA, APN Nos. 179-120-11 & 12. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9(a) Combs, et al. v. Gupta, et al.; San Joaquin County Superior Court Case No. STK-CV-UPI-2019-5843.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9(a). **Claimant:** Lynn Fochs v. City of Stockton; Housing Authority of the County of San Joaquin; San Joaquin County Superior Court Case No. STK-CV-UPI-2020-0001096.

Commencing Closed Session at 5:43 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Patricia Barrett, Commissioner
Dale Cose, Chairperson
Ryan Gresham, Second Vice Chairperson
Martha Moore, Commissioner
Lester Patrick, First Vice Chairperson
Rudy Willey, Commissioner
Jon Mendelson, Commissioner

Absent: None

The Chairperson declared a quorum present.

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced that Action had been taken but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

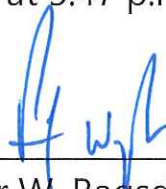
AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose, Mendelson

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 5:47 p.m.



Peter W. Ragsdale, Secretary