

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD JANUARY 21, 2021**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting attended by teleconference (Zoom) at 4:05 p.m. on January 21, 2021, 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
 Stephen Beckham, Commissioner
 Ryan Gresham, Chairperson
 Jon Mendelson, Commissioner
 Lester Patrick, First Vice Chairperson
 Crisanne Santini, Commissioner

Absent: Rudy Willey, Commissioner

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

Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, were in attendance.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 21-01

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 21st day of January, 2021, that the Minutes of the Regular Meeting held December 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 the Authority.

Roll Call:

Ayes: Commissioners Barrett, Beckham, Gresham,
Mendelson, Patrick, and Santini

Noes: None

Abstain: None

Absent: Commissioner Willey

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, 4:07 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:19 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, Beckham, Gresham,
Mendelson, Patrick, and Santini

Noes: None

Abstain: None

Absent: Commissioner Willey

EXECUTIVE DIRECTOR'S REPORT:

1. Mr. Peter W. Ragsdale, Executive Director, gave an update on HACSJ's COVID-19 protocols.
2. Mr. Ragsdale, Executive Director, gave an update on the Development projects of Victory Gardens, Sonora Square, and City of Stockton and County of San Joaquin Affordable Housing NOFAs.

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:

None.

INFORMATION ITEMS:

As part of Agenda Packet, each Commissioner received either a paper copy or an electronic copy of the following information items:

1. Letter Received from the Internal Revenue Service Regarding Proposed Penalty for Late Filing of 2018 Forms-1099
2. Recordnet.com January 4, 2021, article regarding Cottage Village, "Affordable Senior Housing Community Has Opened in Manteca"
3. Fair Market Rent Implementation and Review

CONSENT ITEMS:

None.

ACTION ITEMS:

None.

WRITTEN COMMUNICATIONS:

1. Children's Home of Stockton's thank you letter regarding receipt of Housing Authority County of San Joaquin's \$500 gift

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

None.

CLOSED SESSION:

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

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9(a). **Claimant:** *Combs v. Housing Authority of the County of San Joaquin*; San Joaquin County Superior Court Case No. STK-CV-UPI-2019-5843

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 W. Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, DFA Development.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Purchase of 1310 Irwin Ave., Escalon, CA and 706 California Street, Escalon, CA. **Agency Negotiator:** Peter W. 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 5:15 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
Stephen Beckham, Commissioner
Ryan Gresham, Chairperson
Jon Mendelson, Commissioner
Lester Patrick, First Vice Chairperson
Crisanne Santini, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

ADJOURNMENT:

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

Roll Call:

Ayes: Commissioners Barrett, Beckham, Gresham,
Mendelson, Patrick, and Santini

Noes: None

Abstain: None

Absent: Commissioner Willey

Upon roll call, the Chairperson declared the meeting adjourned at 5:16 p.m.



Peter W. Ragsdale, Secretary