

**THE MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
OF DELTA COMMUNITY DEVELOPERS CORP.  
HELD APRIL 15, 2021**

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The Board of Directors of Delta Community Developers Corp. met in a Regular Meeting attended by teleconference (Zoom), at 4:35 p.m. on April 15, 2021, as permitted by 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,	Director
	Ryan Gresham,	Chairperson
	Jon Mendelson,	Director
	Lester Patrick,	First Vice Chairperson
	Crisanne Santini,	Director
	Rudy Willey,	Director

Absent:           None

The Chairperson declared a quorum present.

Peter W. Ragsdale – Executive Director, Alan R. Coon – General Counsel, Gerald “Chip” Jones – Deputy Director, Melinda Hazard – Director of Finance, Tom Gerber – Director of Administration, Ben Porter – Chief Technology Officer from ITS, and Chad Bosworth – CEO from ITS were in attendance.

**APPROVAL OF THE MINUTES:**

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

**RESOLUTION NO. 21-08**

**RESOLUTION APPROVING MINUTES**

**RESOLVED AND ORDERED** by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15<sup>th</sup> day of April 2021, that the Minutes of the Regular Meeting held March 18, 2021, 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, Beckham, Gresham,  
Mendelson, Patrick, Santini, and Willey

Noes: None

Abstain: None

Absent: None

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

**INFORMATION ITEMS:**

None.

**ACTION ITEM:**

At this point in the meeting, and with no objection, the HACSJ Board of Commissioners adjourned briefly to reconvene the DCDC Meeting to permit the Board of Directors to address a DCDC Action Item which was inadvertently not considered for discussion.

Following a discussion regarding the need to take action on an item that came to the attention of DCDC after the date and time of posting of the Agenda for the meeting, Director Mendelson moved, seconded by Director Beckham that the following Resolution be approved as read:

**RESOLUTION 21-09**

**FINDING NEED TO TAKE ACTION ON ITEM NOT ON  
APRIL 15, 2021 AGENDA; AUTHORIZING STAFF TO  
SUBMIT APPLICATIONS FOR ADDITIONAL FUNDING FOR  
CONSTRUCTION AND INSTALLATION OF SOLAR  
PROJECT AT CROSSWAYS PROJECT; AND AUTHORIZING  
EXECUTION OF NECESSARY DOCUMENTS AND  
AGREEMENTS FOR SAID SOLAR PROJECT**

WHEREAS, Delta Community Developers Corp. (“DCDC”) has received proposals from GRID Alternatives North Valley (“GRID”) for the construction and installation of solar array at the “Crossways” project located 448 South Center Street and 421 South El Dorado Street, Stockton, CA 95203 (“Premises”); and

WHEREAS, GRID seeks DCDC’s approval for the immediate submission of applications for financial incentive (“Applications”) available under the Solar on Multifamily Affordable Housing (“SOMAH”) program (“Rebate”) for said solar array to add to the Transformative Climate Communities (TCC) Grant funding previously awarded by the City of Stockton; and

WHEREAS, the TCC grant and SOMAH grant, if awarded, would deliver the solar project to DCDC at no cost except for application fees; and

WHEREAS, DCDC received final Agreements from GRID after posting the April 15, 2021 Agenda and further learned that the Applications for the SOMAH grant need to be immediately submitted to SOMAH; and

WHEREAS, said Applications must be submitted before May 20, 2021, the date for the next scheduled Board of Directors’ meeting; and

WHEREAS, the need to take such action came to the attention of DCDC after the date and time of posting of the Agenda for this meeting; and

WHEREAS, it is in the best interests of DCDC to bring this matter before the Directors at this time; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of April, 2021 as follows:

1. That pursuant to §54954.2 (b) (2) of the Government Code of the State of California, the Directors of Delta Community Developers Corp. find and determine the need to take action on the following matter arose subsequent to the Agenda of this meeting being posted and that the following matter should be added to the Agenda: Action Item: Resolution Authorizing Staff to Submit GRID Alternatives Applications and to Execute Appropriate Agreements and Resolution(s) for the Construction and Installation of Solar Array at the Premises.

2. That DCDC Staff is authorized and directed to submit Applications for SOMAH grant funding.

3. That DCDC Staff is granted discretion and authority to negotiate and enter into agreements and documents for the Solar Array to be constructed and installed at the Premises.

Roll Call:

Ayes: Directors Barrett, Beckham, Gresham, Mendelson, Patrick, Santini, and Willey

Noes: None

Abstain: None

Absent: None

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

**CLOSED SESSION:**

**Conference with Legal Counsel – Potential Litigation.** Government Code §54956.9(d)(2), (e). NOTE: This matter may be adjourned and considered during the Housing Authority Closed Session at the convenience of the Chairperson and Board.

The HACSJ Board of Commissioners briefly adjourned to discuss in Closed Session the DCDC Closed Session matter. Upon conclusion of that discussion, the Board of Directors adjourned their Closed Meeting session noting no action was taken.

**ADJORNMENT:**

There being no further business, upon motion, second and unanimously carried, the Board of Directors' meeting adjourned.

Roll Call:

Ayes: Directors Barrett, Beckham, Gresham, Mendelson,  
Patrick, Santini, and Willey

Noes: None

Abstain: None

Absent: None

Upon roll call, the Chairperson declared the meeting adjourned at 4:42 p.m.



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Peter W. Ragsdale, Secretary