

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD APRIL 15, 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 April 15, 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
Rudy Willey,	Commissioner

Absent: None

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

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

RESOLUTION NO. 21-08

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 15th 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 the Authority.

Roll Call:

Ayes: Commissioners 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.

SPECIAL PRESENTATION:

Ben Porter – Chief Technology Officer and Chad Bosworth–CEO from Integrated Telecom Solutions, Inc. (ITS) presented a demonstration of the Avigilon Access Control and Security System which were installed at a few of our properties.

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:35 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:37 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, Santini, and Willey
Noes: None
Abstain: None
Absent: None

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.

The Board of Commissioners' meeting reconvened at 4:42 p.m.

EXECUTIVE DIRECTOR'S REPORT:

1. Mr. Peter W. Ragsdale, Executive Director, gave an update on COVID-19 Update. The State of California mandated 2021 COVID-19 Supplemental Paid Sick Leave Effective March 29, 2021. Employees are entitled to up to 80 hours of COVID-19 related sick leave from January 1, 2021 through September 30, 2021.

HACSJ encourages all of the employees to be vaccinated. Once fully vaccinated, the employees will be eligible for a \$50 gift card.

2. Mr. Ragsdale, Executive Director, gave an update on the Development projects of Victory Gardens, Crossway Residences, Turnpike Commons, and Sonora Square

In the pipeline, there are projects such as Sierra Vista Phase 3, Tracy Homes Development, Aspire School at Sierra Vista Homes, KIPP Charter School Phase 1 at Conway Homes and Rose Creek.

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. Human Resources Department has reached out to Ms. L. Rigmaden on March 29, March 30, April 7, and April 12, 2021. Ms. Rigmaden has until April 25, 2021 to respond to Human Resources Department regarding her employment status.
2. Landlord Incentive Program for HUD-VASH Participants
3. Doi Do has been appointed the Clerk of the Board.

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. 21-09

**RESOLUTION APPROVAL OF
COLLECTIONS LOSS WRITE-OFF**

WHEREAS, bad debts primarily consist of tenants that have moved out of the Housing Authority of the County of San Joaquin's (Authority) and Delta Community Developers Corp. properties without rendering payment on their final closing bills; and

WHEREAS, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, the tenant's Yardi file is flagged with the balance owing and all public housing tenant's unpaid balances are entered into the Department of Housing and Urban Development's (HUD) Enterprise Income Verification's (EIV) Bad Debt module; and

WHEREAS, this process ensures that tenants must pay the balance owing before being allowed admittance to the Authority's or other Authority's public housing or Housing Choice Voucher programs; and

WHEREAS, there have accumulated upon the books and records of the Housing Authority, in connection with the operation of Non-Subsidized and Public Housing, certain accounts receivable which the Commissioners have deemed are uncollectible;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin, in a Regular Meeting this 15th day of April 2021, that the Accounts Receivable for the quarter ending March 31, 2021, standing upon Non-Subsidized and Public Housing, in the sum of FIVE THOUSAND ONE HUNDRED

FORTY-TWO (\$5,142.00) DOLLARS, be written off effective March 31, 2021.

Roll Call:

Ayes: Commissioners 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.

WRITTEN COMMUNICATIONS:

1. Recordnet.com on April 1, 2021, Article Regarding Easter Celebration at Sierra Vista Homes, "After a year off for COVID, Stockton's Sierra Vista Community holds Easter celebration"

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Inquired about the costs of the Thornton Wastewater Treatment System project with Sacramento County and other agencies. Inquired about the Official Opening Day of the Migrant Centers, and next Development Committee Meeting will be on April 6, 2021.

CLOSED SESSION ITEMS:

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.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Consider Development of certain APN No.s Rose Creek lots to be identified (10 Lots), Stockton, CA. **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Under Negotiation:** Development and Ancillary Agreements with future authority regarding financing. **Negotiating Parties:** Housing Authority of the County of San Joaquin, Orchard Homes, LLC.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN No. 175-160-41 – 3617 Mourfield Avenue, Stockton, CA. **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, San Joaquin County.

Conference with Legal Counsel – Pending Litigation. K. Johnson EEOC Action #550-2020-01241. Government Code §54956.9 (c), (d)(1) and (e).

Conference with Legal Counsel – Potential Litigation/Personnel Matter. Government Code §§54954.5 (c), (e); 54956.9 (a), (d)(2); and 54957.

Commencing Housing Authority of the County of San Joaquin Closed Session at 5:31 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

Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Whereupon said Board briefly adjourned to discuss in Closed Session the Delta Community Developers Corp. (DCDC) Closed Session matter. Upon conclusion of that discussion, the DCDC Board of Directors adjourned their Closed Meeting session noting no action was taken.

Whereat, the HACSJ Board of Commissioners reconvened the HACSJ Closed Session. At 5:46 p.m. the Board of Commissioners came out of Closed Session to announce that Action was taken by unanimous vote on that real property: APN No. 175-160-41 – 3617 Mourfield Avenue, Stockton, CA.

ADJOURNMENT:

Whereupon Motion by Commissioner Mendelson, second by Commissioner Patrick, and unanimously approved, the Meeting was adjourned.

Roll Call:

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

Noes: None

Abstain: None

Absent: None

Upon roll call, the Chairperson declared the meeting adjourned at 5:48 p.m.



Peter W. Ragsdale, Secretary