

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

The Board of Directors of Delta Community Developers Corp. met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:03 p.m. on July 15, 2021. Certain Directors and staff attended by teleconference (Zoom), 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,	First Vice Chairperson
	Stephen Beckham,	Director
	Ryan Gresham,	Chairperson
	Jon Mendelson,	Director
	Lester Patrick,	Second 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, Carena Lane – Director of Occupancy and Housing Compliance, Tom Gerber – Director of Administration, and Tom LaBounty - Comptroller were in attendance.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 21-18

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of July, 2021, that the Minutes of the Regular Meeting held June 17, 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,
Patrick, Santini, and Willey

Noes: None

Abstain: Director Mendelson

Absent: None

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

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

RESOLUTION NO. 21-19

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of July, 2021, that the Minutes of the Special Meeting held July 1, 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.

CONSENT ITEM:

None.

ACTION ITEMS:

1. Following a discussion, Director Barrett moved, and seconded Director Santini that the following Resolution be approved as read:

RESOLUTION NO. 21-20

**RESOLUTION ACCEPTING AUDITED ANNUAL
FINANCIAL STATEMENTS
FOR DELTA COMMUNITY DEVELOPERS CORP.
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020**

BE IT RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 15th day of July, 2021, that the Audited Annual Financial Statements for Delta Community Developers Corp. for the Fiscal Year Ended December 31, 2020, be and the same hereby is accepted.

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.

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 4:10 p.m.



Peter W. Ragsdale, Secretary