

**THE MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
OF DELTA COMMUNITY DEVELOPERS CORP.
HELD AUGUST 19, 2021**

The Board of Directors of Delta Community Developers Corp. met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:07 p.m. on August 19, 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
	Lester Patrick,	Second Vice Chairperson
	Crisanne Santini,	Director
	Rudy Willey,	Director
Absent:	Jon Mendelson,	Director

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, and Tom Gerber – Director of Administration and Public Housing were in attendance.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 21-21

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 19th day of August, 2021, that the Minutes of the Regular Meeting held July 15, 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: None

Absent: Director Mendelson

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

INFORMATION ITEM:

None.

CONSENT ITEM:

None.

ACTION ITEM:

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

RESOLUTION NO. 21-22

**AMENDING RESOLUTION NO. 20-30 TO ALLOW FOR AN
ALTERNATIVE SIGNATORY TO HCD DOCUMENTS
FOR NO PLACE LIKE HOME PROGRAM**

Development Sponsor Project Authorizing Resolution

BEFORE THE BOARD OF DIRECTORS OF
DELTA COMMUNITY DEVELOPERS CORP.

IN THE MATTER OF:

RESOLUTION NO. 21-22

AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE
HOME PROGRAM (Replaces Resolution No. 20-30)

All the directors of Delta Community Developers Corp., a California nonprofit public benefit corporation, (the "Corporation"), hereby consent to, adopt, and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA"), for "Round 3" funds dated October 23, 2020, as may be amended from time to time, under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890; and

WHEREAS, the NOFA relates to the availability of approximately \$202 million in Competitive Allocation funds under the NPLH Program; and

WHEREAS, the Corporation, is an applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, enacted in 2020 (Guidelines"); and

WHEREAS, the Corporation is authorized to do business in the State of California,

NOW, THEREFORE, BE IT RESOLVED, that the Corporation does hereby determine and declare as follows:

SECTION 1. That the Corporation is hereby authorized and directed to borrow an amount not to exceed Eight Million Dollars (\$8,000,000) in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Corporation is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Corporation's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto ("collectively, the "NPLH Loan Documents").

SECTION 3. That Ryan Gresham, Chairperson for the Board of Delta Community Developers Corp., Gerald Jones, as Deputy Director and Melinda Hazard, as Director of Finance, are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation.

SECTION 4. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 19th day of August, 2021, by the following vote:

AYES: 6
NOES: 0
ABSTENTIONS: 0
ABSENT: 1

Roll Call:

Ayes: Directors Barrett, Beckham, Gresham, Patrick, Santini, and Willey
Noes: None
Abstain: None
Absent: Director Mendelson

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, Patrick, Santini,
and Willey
Noes: None
Abstain: None
Absent: Director Mendelson

Upon roll call, the Chairperson declared the meeting adjourned at 4:09 p.m.



Peter W. Ragsdale, Secretary