

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD AUGUST 19, 2021**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:05 p.m. on August 19, 2021. Certain Commissioners and staff attended by teleconference (Zoom) 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,	First Vice Chairperson
	Stephen Beckham,	Commissioner
	Ryan Gresham,	Chairperson
	Lester Patrick,	Second Vice Chairperson
	Crisanne Santini,	Commissioner
	Rudy Willey,	Commissioner
Absent:	Jon Mendelson,	Commissioner

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

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 21-25

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 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 the Authority.

Roll Call:

Ayes: Commissioners Barrett, Beckham, Gresham,
Patrick, Santini, and Willey
Noes: None
Abstain: None
Absent: Commissioner Mendelson

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 4:10 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,
Patrick, Santini, and Willey
Noes: None
Abstain: None
Absent: Commissioner Mendelson

EXECUTIVE DIRECTOR'S REPORT:

1. COVID Update;

2. Project Homekey / Victory Gardens Phase 2 / NPLH Round 4/ Charter Schools; and
3. Emergency Housing Vouchers (EHV) Update.

Please note that Executive Director's "Summary of Executive Director's Report" is attached as not part of the original posting of the Agenda.

REPORTS:

Each Commissioner received either a paper copy or an electronic copy of the Director of Finance/Executive Director Finance Reports; Significant Purchases and Contracts Report; Capital Fund Projects; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista and HCVP Liaison; and Vacancy Report.

PUBLIC COMMENTS:

None.

INFORMATION ITEM:

1. Proposal from Mary Magdalene Community Services for Youth Outreach Services.

CONSENT ITEMS:

None.

ACTION ITEMS:

1. Following a discussion, Commissioner Barrett moved, seconded by Commissioner Willey that the budget as submitted providing the Executive Director with discretion to execute USDA-RD Agreement

related to Sartini Manor's budget and the following Resolution be approved as read:

RESOLUTION NO. 21-26

**RESOLUTION APPROVING HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN BUDGET FOR
FISCAL YEAR 2021-2022; AND APPROVING SALARY
SCHEDULE FOR SUBMISSION TO CALPERS**

WHEREAS, Housing Authority of the County of San Joaquin ("Authority") must consider and approve annual agency-wide budget for the Fiscal Year ending September 30, 2022 ("Budget"); and

WHEREAS, the Board of Commissioners for the Authority has reviewed and considered the proposed Budget; and

WHEREAS, California Public Employees' Retirement System, (CalPERS) requires salary pay schedules be approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, for purposes of determining the amount identified on a publicly available pay schedule, per CCR Section 570.5, a pay schedule, among other things must be duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, the salaries for said salary schedule are incorporated into the 2021-2022 Budget;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Authority meeting in a Regular Meeting this 19th day of August, 2021, that certain HACSJ Budget for Fiscal Year Ending September 30, 2022, including the salary pay schedule ("Schedules") be, and the same are hereby approved; and

BE IT FURTHER RESOLVED AND ORDERED, that a copy of said HACSJ Annual Budget for the Fiscal Year Ending September 30, 2022, be filed with the official records of this authority; and

BE IT FURTHER RESOLVED AND ORDERED, that a copy of the Schedules and any necessary documentation be filed with CalPERS as required by law or agreement.

Roll Call:

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

Noes: None

Abstain: None

Absent: Commissioner Mendelson

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

Note: Executive Director advised the Board members of potential modifications to USDA-RD funding and budget.

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

RESOLUTION NO. 21-27

**AMENDING RESOLUTION NO. 20-42 TO ALLOW FOR
AN ALTERNATIVE SIGNATORY TO HCD DOCUMENTS
FOR NO PLACE LIKE HOME PROGRAM**

Development Sponsor Project Authorizing Resolution

BEFORE THE BOARD OF COMMISSIONERS OF HOUSING
AUTHORITY OF THE COUNTY OF SAN JOAQUIN

IN THE MATTER OF:

RESOLUTION NO. 21-27

AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM (Replaces Resolution No. 20-42)

All the commissioners of Housing Authority of the County of San Joaquin ("Authority"), a California public corporation created under the California Health and Safety Code section 34,200 et seq. (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, itself and on behalf of its affiliated entity, Delta Community Developers Corp., is an applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, enacted in 2020 ("Guidelines"); and

WHEREAS, the Corporation and Delta Community Developers Corp. are 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 Commissioners of Housing Authority of the County of San Joaquin, 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: Commissioners Barrett, Beckham, Gresham, Patrick, Santini, and Willey

Noes: None

Abstain: None

Absent: Commissioner Mendelson

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

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

RESOLUTION NO. 21-28

**RESOLUTION APPROVING THE LEASE
AGREEMENT BETWEEN THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN AND
MARY MAGDALENE COMMUNITY SERVICES
FOR PREMISES LOCATED AT 2739/2741
HAWAII AVENUE, STOCKTON, CA**

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of August, 2021, that that certain Lease Between the Housing Authority of the County of San Joaquin and Mary Magdalene Community Services, for services at 2739/2741 Hawaii Avenue, Stockton, California, be, and the same hereby is approved and the Executive Director be, and he hereby is authority and directed to execute same for and on behalf of the Housing Authority.

Roll Call:

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

Noes: None

Abstain: None

Absent: Commissioner Mendelson

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

WRITTEN COMMUNICATIONS:

1. Recordnet.com on August 2, 2021, Article Regarding Victory Gardens, "San Joaquin Housing Authority Breaks Ground on Affordable Units for Homeless Veterans".

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Barrett commented that she was proud of Peter W. Ragsdale as he grabbed all the audiences during his presentation at the 2021 LEAD Statewide Conference on August 16, 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 and 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 and DFA Development.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Sierra Vista Homes – Memorandum of Understanding between Housing Authority of the County of San Joaquin and Aspire Public Schools, Stockton, CA. **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Aspire Public Schools.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Mokelumne Manor and Sartini Manor, Thornton, CA. **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Under Negotiation:** Development Plan, Financing, Construction and Partnership Related Agreements concerning Thornton Wastewater Project. **Negotiating Parties:** U.S. Department of Housing and Urban Development – Capital Fund

Program, U.S. Department of Agriculture – Rural Development (USDA-RD), Sacramento Area Sewer District (SASD) and other related agencies.

Conference with Labor Negotiator – Agency Negotiator – Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Conference with Legal Counsel – Pending Claim of Employee L. Rigmaden (Appeal of Skelly Hearing Decision). Government Code §§54954.5 (d), 54956.9 (d)(4) and 54957.1 (a)(3)(A) & (B).

Conference with Legal Counsel and Real Property Negotiators. Government Code §§54954.5 (b) and 54956.8. Property: TBD and Non-Disclosure Agreement with case review.

Conference with Legal Counsel – Existing Litigation. Government Code §§54956.9 (a). Claimant: Claim of Maricela Chaidez.

Conference with Legal Counsel and Real Property Negotiators re Potential Litigation and Real Property Negotiation. Government Code §§54954.5 (c), 54956.8 and 54956.9 (d)(4) re two potential real property purchases and/or eminent domain matters related to Thornton Wastewater Project.

Commencing Housing Authority of the County of San Joaquin Closed Session at 5:37 p.m., 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,	Commissioner
	Ryan Gresham,	Chairperson
	Lester Patrick,	Second Vice Chairperson
	Crisanne Santini,	Commissioner
	Rudy Willey,	Commissioner

Absent:	Jon Mendelson,	Commissioner
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The Chairperson declared a quorum present.

At 5:47 p.m. the Board of Commissioners came out of the joint Closed Session Meeting of HACSJ and DCDC to report that no action was taken on the consolidated DCDC Action Item. but that action was taken on the following two (2) Housing Authority matters:

On Action Item # 7, related to negotiations with Habitat for Humanity of San Joaquin County: The Board by unanimous vote announced that the parties had reached a Mutual Non-Disclosure Agreement during discussions and negotiations.

On Action Item # 9, regarding the Thornton Wastewater Project ("Thornton Project"): After considering the acquisition of two (2) parcels, APN #s 001-110-390-000 and 001-150-08 (collectively the "Property") for the construction of sewer lines, conveyance waste water improvements, pumping and lift stations, and related improvements for the general public health, safety and welfare, did by unanimous vote find that public interest and necessity require the proposed Thornton Wastewater Project and so does authorize and grant discretion to HACSJ staff to negotiate, make preliminary offers, and to then enter into all necessary agreements for the purchase of the Property and/or easements on said Property.

ADJOURNMENT:

Whereupon unanimously approved, the Meeting was adjourned.

Roll Call:

Ayes:	Commissioners Barrett, Beckham, Gresham, Patrick, Santini, and Willey
Noes:	None
Abstain:	None
Absent:	Commissioner Mendelson

Upon roll call, the Chairperson declared the meeting adjourned at 5:50 p.m.



Peter W. Ragsdale, Secretary