

THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD JANUARY 16, 2020

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 4:00 p.m. on January 16, 2020.

The Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
Absent:	Jon Mendelson,	Commissioner
	Rudy Willey,	Commissioner

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

Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; and Alan Richard Coon, General Counsel, were in attendance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Gresham moved, Seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 20-1

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 16th day of January, 2020, that the Minutes of the Special Meeting held December 12, 2019, 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, Gresham, Moore, Patrick, Cose

NOES: None

ABSTAIN: None

ABSENT: Commissioners Mendelson, Willey

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, 4:04 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Housing Authority's Board of Commissioners' meeting reconvened at 4:27 p.m.

The Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson

Absent:	Jon Mendelson,	Commissioner
	Rudy Willey,	Commissioner

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, gave an update about the Victory Gardens, Lindsay Senior Village and Sonora Street development projects; and gave an update about the Jobs Plus and FSS Programs. Mr. Ragsdale noted that Jobs Plus Programs are reaching employment goals.

Mr. Ragsdale advised that the San Joaquin County Office of Education (SJCOE) will be providing a Come Back Kids educational program at Conway Homes and will be employing two fully credentialed teachers who will focus on students' successful completion of a high school diploma. Mr. Ragsdale further advised that a Come Back Kids kickoff meeting was held and that 25 persons attended.

REPORTS:

Each Commissioner received a 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:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the letter of appreciation dated January 3, 2020 from St. Mary's Dining Room. Updated information pertaining to the contracts issued to All American Modular for modular/manufacture product design, product purchase and delivery, installation and related site construction for the Turnpike and Sutter Street properties was also discussed.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Gresham moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 20-2

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO SEEK SHORT TERM AND COMPLIMENTARY FINANCING AND APPLY FOR ADDITIONAL FUNDING FOR ACQUISITION & DEVELOPMENT OF MARIANI PARCELS FOR MHS HOUSING; AND TO EXECUTE ALL NECESSARY DOCUMENTS AND AGREEMENTS

WHEREAS, San Joaquin County ("SJC") is in critical need of affordable housing, emergency housing and housing with mental health support services (collectively "MHS Housing"); and

WHEREAS, Housing Authority of the County of San Joaquin ("Authority") and San Joaquin County Behavioral Health Services ("BHS") executed an agreement ("BHS Agreement") to develop emergency housing; and

WHEREAS, Authority and Delta Community Developers Corp. ("DCDC") are re-purposing the Authority's former Stockton, California administrative buildings located at 448 Center Street and 421 So. El Dorado Street and 32 W. Park Street ("Properties") into 37 subsidized units ("BHS Housing") for BHS residents consistent with the BHS Agreement; and

WHEREAS, Authority's nonprofit subsidiary, DCDC, as the sole member of DCDC Center Street LLC ("Center Street"), created Center Street for, among other purposes, to develop and maintain MHS Housing; and

WHEREAS, Authority has been awarded but has not received non-competitive No Place Like Home ("NPLH") grant funds in the amount of \$2.1 million dollars, for the acquisition and pre-development of additional MHS Housing; and

WHEREAS, the Housing Authority of the County of San Joaquin ("Authority") entered into Purchase and Sale Agreements for the purchase of the Mariani Plaza parcels (APN #s 149-062-10 & 149-062-15; herein "Mariani Parcels") as a location for additional MHS Housing; and

WHEREAS, the purchase of the Mariani Parcels is subject to award of certain grant funds and appropriate financing; and

WHEREAS, on December 12, 2019, Authority in conjunction with DCDC and/or Center Street, were authorized by the Board, to seek additional NPLH funds for the balance of the construction costs and, if awarded, to execute all documents related to the NPLH Program funds; and

WHEREAS, on January 8, 2020, Authority submitted to the State of California in the competitive Round 2 of NPLH grant funding for an additional \$8,000,000; and

WHEREAS, Housing and Community Development ("HCD"), which administers the NPLH funding, has advised Authority and DCDC that both the non-competitive and competitive grant funding cannot be used to acquire and construct MHS Housing in the manner previously contemplated, rather said funds may be used to purchase and administer the MHS Housing project once completed; and

WHEREAS, HCD has not provided the written agreements related to the NPLH grant funding ("HCD Agreements"); and

WHEREAS, Authority and DCDC did not anticipate the need for short term, gap funding or complimentary financing in the acquisition and development of MHS Housing; and

WHEREAS, Authority announced on December 12, 2019, following Closed Session, its unanimous decision to purchase the Mariani Parcels;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of January, 2020, that provided agreement is reached as to terms of the HCD Agreements and awards of sufficient NPLH funds to reimburse Authority and/or DCDC and any other funds are available for the purchase, development, finance costs and future administration expenses, Executive

Director and necessary staff are directed, authorized and granted discretion as follows:

1. To seek, apply, negotiate and enter into short term, gap and/or complimentary financing agreements necessary for the acquisition and development of the Mariani Parcels which might include, but is not limited to, applying to third party lenders and investors and/or submitting applications and requests for additional grant monies from all sources including, but only by way of example, Low Income Housing Tax Credits and HOME funds; and

2. That the Executive Director, on behalf of the Authority, and the Authority as Member on behalf of DCDC, the sole member of Center Street, are hereby granted all discretion and authority to execute any and all finance or funding documents including, but not limited to, applications, resolutions, assignments, assumptions and guaranties, as well as the preparation, recording and filing of any necessary federal, state and local documents for the acquisition, financing and development of the Mariani Parcels.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Mendelson, Willey

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Barrett advised about attending the PHADA Conference in Phoenix, AZ. Following a discussion regarding Commissioners' roles, responsibilities, and touring of Housing Authority sites, Mr. Ragsdale advised that Commissioners are welcomed to walk properties with him at any time and Chairperson Cose indicated that he would like to begin with the Thornton site.

The Commissioners will tour a few of the new Sierra Vista units prior to the beginning of the March Board of Commissioners' Meeting which will be held in the new Sierra Vista Community Center.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Sierra Vista I, APN 169-270-04; and Sierra Vista Phase II, APN No. 169-270-08. **Agency Negotiator:** Peter W. Ragsdale. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS), Central California Housing Corporation (CCHC) and Ashwood Construction. **Under Negotiation:** Development Plans, Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II. **Conference with Real Property Negotiators**. Government Code §54956.8. **Properties:** APN No. 193-050-15 – Victory Gardens / Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Lease and/or purchase of Mariani Property APN No. 149-062-10 & 15. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Dan Dixon. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** TBD. **Agency Negotiator:** Peter W. Ragsdale. **Negotiating Parties:** **Under Negotiation:** Construction Partnership, Development, Financing and Related Agreements Concerning Development Projects in Tracy, CA. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Purchase of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Potential Ground Lease of 622 E. Lindsay, Stockton, CA, APN No. 139-310-25. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and various departments and divisions of City of Stockton, County of San Joaquin and State of California. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Potential Purchase of 625 E. Miner Avenue, Stockton, CA, APN No. 139-310-31. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and various departments and divisions of City of Stockton, County of San Joaquin and State of California. **Conference with Real Property Negotiators**. Government Code §54956.8. **Under Negotiations:** Partnership related agreements for the development, financing,

construction and purchase or ground lease of to be determined property generally located in Escalon, California for potential development of multi-unit senior housing. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, DFA Construction and City of Escalon. **Conference with Legal Counsel – Existing Litigation.** Government Code §54956.9(a) Combs, et al. v. Gupta, et al.; San Joaquin County Superior Court Case No. STK-CV-UPI-2019-5843. **Conference with Legal Counsel – Anticipated Litigation.** Government Code §54956.9(c). **Claimant:** Lynn Fochs (Tort Claim for Injuries).

Returning from Closed Session at 5:20 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett, Dale Cose, Ryan Gresham, Martha Moore, Lester Patrick,	Commissioner Chairperson Second Vice Chairperson Commissioner First Vice Chairperson
Absent:	Jon Mendelson, Rudy Willey,	Commissioner Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Sierra Vista I, APN 169-270-04; and Sierra Vista Phase II, APN No. 169-270-08. **Agency Negotiator:** Peter W. Ragsdale. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS), Central California Housing Corporation (CCHC) and Ashwood Construction. **Under Negotiation:** Development Plans, Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** APN No. 193-050-15 – Victory Gardens / Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Lease and/or purchase of Mariani Property APN No. 149-062-10 & 15.

Agency Negotiator: Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Dan Dixon. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** TBD. **Agency Negotiator:** Peter. W. Ragsdale. **Negotiating Parties:** **Under Negotiation:** Construction Partnership, Development, Financing and Related Agreements Concerning Development Projects in Tracy, CA. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Purchase of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Potential Ground Lease of 622 E. Lindsay, Stockton, CA, APN No. 139-310-25. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and various departments and divisions of City of Stockton, County of San Joaquin and State of California. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Potential Purchase of 625 E. Miner Avenue, Stockton, CA, APN No. 139-310-31. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and various departments and divisions of City of Stockton, County of San Joaquin and State of California. **Conference with Real Property Negotiators.** Government Code §54956.8. **Under Negotiations:** Partnership related agreements for the development, financing, construction and purchase or ground lease of to be determined property generally located in Escalon, California for potential development of multi-unit senior housing. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, DFA Construction and City of Escalon. **Conference with Legal Counsel – Existing Litigation.** Government Code §54956.9(a) Combs, et al. v. Gupta, et al.; San Joaquin County Superior Court Case No. STK-CV-UPI-2019-5843. **Conference with Legal Counsel – Anticipated Litigation.** Government Code §54956.9(c). **Claimant:** Lynn Fochs (Tort Claim for Injuries).

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced that there was nothing to report.

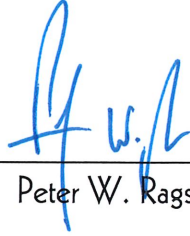
ADJOURNMENT:

There being no further business at hand, Commissioner Gresham moved, seconded by Commissioner Moore, that the meeting be adjourned.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Mendelson, Willey,

Upon Roll Call the Chairperson declared the meeting adjourned at 5:21 p.m.



Peter W. Ragsdale, Secretary