

**THE MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD MARCH 19, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 2575 Grand Canal Blvd., Stockton, California, at 3:00 p.m. on March 19, 2020. Certain Commissioners attended by teleconference 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,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
	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; Gerald "Chip" Jones, Deputy Director; and Alan Richard Coon, General Counsel, were in attendance.

SPECIAL PRESENTATION:

Commissioner Patrick made a special presentation via Zoom (video conference) regarding vacant buildings and adaptive reuse.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 20-10

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of March, 2020, that the Minutes of the Regular Meeting held February 20, 2020, 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, Willey, Cose
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, 3:03 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 3:06 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
	Rudy Willey,	Commissioner
Absent:	Jon Mendelson,	Commissioner

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, summarized the project based voucher program's development projects and current Board adapted policy on use of vouchers for Authority related projects.

Mr. Peter W. Ragsdale, Executive Director, discussed development projects updates for the following properties: Creekside Apartments, Victory Gardens, and Turnpike. Mr. Ragsdale advised that the application for No Place Like Home (NPLH) Program was submitted to California Department of Housing and Community Development. Mr. Ragsdale did note that Victory Gardens scored high enough to potentially receive funding sources for said project.

REPORTS:

Each Commissioner received either paper copy or 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:

There were none.

INFORMATION ITEMS:

Each Commissioner received either paper copy or electronic copy of the following information items: 1) HUD March 3, 2020 regarding Section 8 Management Assessment Program Score; 2) Housing Authority of the County of San Joaquin - Operational Changes re Implementing Strategies to Prevent the spread of COVID-19; and 3) Vacant Building and Adaptive Reuse.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1.) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Moore, that the following Resolution be approved as read:

**RESOLUTION NO. 20-11
CONSIDER AUTHORIZING
EXECUTIVE DIRECTOR TO SUBMISSION OF
THE INVENTORY REMOVAL APPLICATION FOR
DISPOSITION OF A PORTION OF
SIERRA VISTA HOMES FOR THE
DEVELOPMENT OF A CHARTER SCHOOL**

RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of March, 2020 that the Executive Director be, and he hereby is authorized, granted all necessary discretion and directed to investigate disposition of existing land

within Sierra Vista Homes for ground lease or similar land grant to develop and operate charter schools.

BE IT FURTHER RESOLVED AND ORDERED, that the Executive Director be, and he hereby is authorized and directed to submission of the Inventory Removal Application Form OMB Approval No. 2577-0075 to the U.S. Department of Housing and Urban Development.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: Commissioner Mendelson

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

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

RESOLUTION NO. 20-12
RESOLUTION ACCEPTING PROPOSAL
AND AWARDING CONTRACT
FOR AGENCY-WIDE
TEMPORARY STAFFING SERVICES

WHEREAS, notice of a Request for Proposal for Temporary Staffing Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said Temporary Staff Services are the only proposals received by this Authority in response to said Request for Proposal:

FIRM	AMOUNTS
Hedy Holmes in the amount Not to Exceed (NTE):	\$300,000.00
Apple One in the amount Not to Exceed (NTE):	\$300,000.00
Protivi/Robert Half, Inc. in the amount Not to Exceed (NTE):	\$300,000.00

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposal; and

WHEREAS, it has been deemed that all proposals were competitively priced and provided the competitive hourly rates and determined to be of good value; and

WHEREAS, it is in the best interests of this Housing Authority to award contracts for Temporary Staff Services to Hedy Holmes, Apple One and Protivi/Robert Half, Inc.;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of March, 2020, as follows:

That the contracts executed by the Executive Director of Hedy Holmes, Apple One and Protivi/Robert Half, Inc., be, and the same hereby are, approved and accepted; and

That the Executive Director be, and he hereby is authorized and directed to enter into contracts for Temporary Staffing Services with Hedy Holmes, Apple One and Protivi/Robert Half, Inc., and amendments thereto, in the sum Not to Exceed (NTE) ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$175,000.00)

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore,
Patrick, Willey, Cose

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 Moore that the following Resolution be approved as read:

**RESOLUTION NO. 20-13
RESOLUTION AWARDING
CONTRACTS FOR
CIVIL SITE IMPROVEMENTS**

WHEREAS, the Housing Authority of the County of San Joaquin published Invitation for Bid ("IFB") No. 1920-017 for General Engineering Contractors to perform Civil Site Improvements for residential tenant improvements at 448 S. Center Street, Stockton, "Crossway Residences"; and

WHEREAS, notice of IFB for General Engineering Contractor Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following bids for said General Engineering Contractor to perform civil site improvement services are the only proposals received by this Authority in response to said Invitation for Bid:

FIRM	AMOUNT
Ross F. Carroll (Oakdale, CA)	\$368,700.00
Diede Construction (Woodbridge, CA)	\$488,000.00
Swierstok Enterprises (Orangevale, CA)	\$495,800.00
Saboo, Inc. (Brentwood, CA)	\$648,000.00

WHEREAS, the Housing Authority intends to form a pool of contractors for contracted civil site improvement services to draw from on an "as-needed" basis; and

WHEREAS, when the Housing Authority has need of work it shall contact the first-ranked contractor to ascertain as to whether or not that contractor is available to do the work within a reasonable timeframe that the Housing Authority has established for that work; and

WHEREAS, if the first-ranked contractor is not available, the Housing Authority may then proceed to the next highest ranked contractor and so forth until the Housing Authority has located an available contractor; and

WHEREAS, contractor rankings are based upon prices submitted for general engineering contractor services; and

WHEREAS, if has been deemed that the bids of Ross F. Carroll, Diede Construction, Swierstok Enterprises, and Saboo, Inc., which best suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award contract(s) as follows:

- 1) Contract 1920-017 to Ross F. Carroll, not to exceed \$368,700 for term of contract; and

- 2) Contract 1920-017 to Diede Construction, not to exceed \$488,000 for term of contract; and
- 3) Contract 1920-017 to Swierstok Enterprises, not to exceed \$495,800 for term of contract; and
- 4) Contract 1920-017 to Saboo, Inc., not to exceed \$648,000 for term of contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of March 2020, as follows:

- 1) That the Invitation for Bid of Ross F. Carroll, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general engineering contractor services with Ross F. Carroll, in the amount Not to Exceed (NTE) THREE HUNDRED SIXTY-EIGHT THOUSAND, SEVEN HUNDRED DOLLARS AND 00/100 (\$368,700); and
- 2) That the Invitation for Bid of Diede Construction, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general engineering contractor services with Diede Construction, in the amount Not to Exceed (NTE) FOUR HUNDRED EIGHTHY-EIGHT THOUSAND DOLLARS AND 00/100 (\$488,000); and
- 3) That the Invitation for Bid of Swierstok Enterprises, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general engineering

contractor services with Swierstok Enterprises, in the amount Not to Exceed (NTE) FOUR HUNDRED NINETY-FIVE THOUSAND AND EIGHT HUNDRED DOLLARS AND 00/100 (\$495,800); and

- 4) That the Invitation for Bid of Saboo, Inc., be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with Saboo, Inc., in the amount Not to Exceed (NTE) SIX HUNDRED FOURTY-EIGHT THOUSAND DOLLARS AND 00/100 (\$648,000).

ROLL CALL:

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

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

4.) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 20-14
RESOLUTION APPROVING AND ADOPTING
ASPIRE LICENSE AGREEMENT
(Temporary Charter School)

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin ("Authority"), in a special meeting this 19th day of March,

2020, to authorize and direct Authority's Executive Director and necessary staff, to negotiate and execute a License Agreement with Aspire Public Schools for the purpose of allowing the placement of three portable buildings on Sierra Vista so as to provide for a temporary charter school that will provide education to 6th and 7th graders, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: Commissioner Mendelson

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

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 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:** 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 Nos. 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:** Purchase and Financing 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:** Purchase and Financing 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:** Development of 3009 Pock Lane, Stockton, CA, APN Nos. 179-120-11 & 12. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD. **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 – Existing Litigation.** Government Code §54956.9(a). **Claimant:** Lynn Fochs v. City of Stockton; Housing Authority of the County of San Joaquin; San Joaquin County Superior Court Case No. STK-CV-UPI-2020-0001096.

Commencing Closed Session at 4:07 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
Rudy Willey, Commissioner
Absent: Jon Mendelson, 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 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:** 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 Nos. 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:** Purchase and Financing 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:** Purchase and Financing 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:** Development of 3009 Pock Lane, Stockton, CA, APN Nos. 179-120-11 & 12. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD. **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 – Existing Litigation.** Government Code §54956.9(a). **Claimant:** Lynn Fochs v. City of Stockton; Housing Authority of the County of San Joaquin; San Joaquin County Superior Court Case No. STK-CV-UPI-2020-0001096.

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced that Action had been taken but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

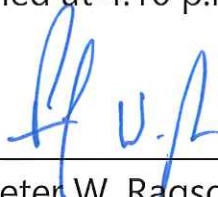
AYES: Commissioners Barrett, Gresham, Moore, Patrick,
Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: Commissioner Mendelson

Upon Roll Call the Chairperson declared the meeting
adjourned at 4:10 p.m.



Peter W. Ragsdale, Secretary