

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD FEBRUARY 20, 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 February 20, 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
Jon Mendelson, Commissioner
Rudy Willey, Commissioner

Absent: None

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 Moore moved, Seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 20-3
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 20th day of February, 2020, that the Minutes of the Regular Meeting held January 16, 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, Mendelson, Moore, Patrick, Willey,
Cose
NOES: None
ABSTAIN: None
ABSENT: None

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, 4:03 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:04 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
Jon Mendelson, Commissioner
Rudy Willey, Commissioner

Absent: None

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, advised that Victory Gardens LP submitted the Veterans Housing and Homelessness Prevention (VHHP) Program Application to the California Department of Housing and Community Development. Mr. Ragsdale further advised that the project contemplates 41 one-bedroom units, 7 two-bedroom units and 1 three-bedroom manager's unit; wrap-around supportive services including an approximate 4,000 square-foot community center, offices for supportive services management offices, case management, and service coordination which will be made available to veterans and their families. Mr. Ragsdale advised that funding sources for the project would include HCD VHHP Loan, San Joaquin County CDBG, value of the Ground Lease, HCD CESH funds, HUD-VASH voucher subsidy value and San Joaquin County HOME funds.

Mr. Ragsdale advised that the application for the demolition/disposition for the charter schools is moving forward. Mr. Ragsdale further advised that the applications KIPP and Aspire submitted for Charter Schools will not meet the 2020 school-year timelines and are looking for temporary facilities. Mr. Ragsdale advised that the KIPP and Aspire approached the Housing Authority about using facilities to provide temporary classrooms and that the matter is evolving.

Mr. Ragsdale advised that there are 2 credential teachers and 27 persons enrolled in the San Joaquin County Office of Education (SJCOE) Charter High School education program at Conway Homes. Mr. Ragsdale further advised that a presentation was held last night resulting in 11 new participants bringing the total to 38. Mr. Ragsdale advised that the cap with two teachers is 57 participants and that if the number of participants exceeds 57, a third teach will be hired.

Mr. Ragsdale advised that the Girls Who Code program started the spring session in January with 12 girls enrolled at Sierra Vista and meet every Monday and 5 girls enrolled at Conway Homes and meet every Thursday. Mr. Ragsdale further advised that two grants were received to fund ConnectHome initiatives, \$5,000 from Best Buy to be used for supplies and \$32,888 from California Public Utilities Commissioner (CPUC) to be used for computer training over a period of 24 months for 125 adults and or children.

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 U.S. Department of Housing and Urban Development Certificate of Recognition 2020 Repositioning Award; U.S. Department of Housing and Urban Development Certificate of Recognition 2020 Public Housing Program High Performer Award; January 23, 2020, Wall Street Journal News Article "Thousands of Housing Vouchers for Homeless Veterans Go Unused"; letter dated January 24, 2020, from the U.S. Department of Housing and Urban Development regarding Financial Management Review; letter dated January 29, 2020, from the U.S. Department of Agriculture Rural Development regarding Supervisory Visit Inspection Visit of Sartini Manor Apartments; and, letter of appreciating dated January 30, 2020, from the Children's Home of Stockton.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

Following a discussion regarding the need to take action on an item that came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting, Commissioner Gresham moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 20-4

**RESOLUTION FINDING NEED TO TAKE ACTION ON
ITEM NOT ON AGENDA
RE: RESOLUTION AUTHORIZING GENERAL COUNSEL TO
SETTLE LASIK LITIGATION MATTER**

WHEREAS, the Housing Authority learned after posting the agenda that legal counsel representing Lasik has filed a Motion to Remove causing the case to be moved from Superior Court to Federal Court; and

WHEREAS, General Counsel is seeking authorization to settle said litigation matter to the best advantage of the Housing Authority; and

WHEREAS, there is a need to take immediate action to authorize General Counsel to settle said matter; and

WHEREAS, the need to take such action came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting; and

WHEREAS, it is in the best interests of this Housing Authority to bring this matter before the Commissioners at this time;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 20th day of February, 2020, as follows: That pursuant to §54954.2 (b) (2) of the Government Code of the State of California, the Commissioners of the Housing Authority of the County of San Joaquin find and determine the need to take action on the following matter arose subsequent to the Agenda of this meeting being posted and that the following matter should be added to the Agenda: Consider Authorizing General Counsel to settle the Lasik litigation matter to the best XX of the Housing Authority of the County of San Joaquin.

ROLL CALL:

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

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

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

RESOLUTION NO. 20-5

**RESOLUTION RATIFYING, CONFIRMING AND APPROVING
EXECUTIVE DIRECTOR'S AMENDED
2019-2020 CONFERENCES, TRAININGS AND MEETINGS SCHEDULE**

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 20th day of February, 2020, that the Executive Director's Amended 2019-2020 Conferences, Trainings and Meetings schedule be, and the same hereby is ratified, confirmed, and approved, and that the Executive Director be, and he hereby is, authorized to attend selected conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

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

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

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

RESOLUTION NO. 20-6

**RESOLUTION AWARDING
CONTRACTS FOR
"VACANT UNIT TURNOVER SERVICES"**

WHEREAS, the Housing Authority of the County of San Joaquin published Invitation for Bid ("IFB") No. 1920-016 to obtain General Contractor(s) Services to provide vacant unit turnover services on an "as-needed" basis; and

WHEREAS, notice of IFB for General Contractor(s) 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 Contractor(s) Services are the only proposals received by this Authority in response to said Invitation for Bid:

FIRM

- California Framing (Stockton, CA)
- Mandal Construction (Stockton, CA)
- Grand Construction (Stockton, CA)
- Jami Construction (Fair Oaks, CA)
- Buskirk Construction (Auburn, CA)
- Miravdi Construction (Lincoln, CA)
- Diede Construction (Woodbridge, CA); and

WHEREAS, the Housing Authority intends to form a pool of contractors for contracted unit turnover 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 each unit turnover; and

WHEREAS, it has been deemed that the bids of California Framing, Mandal Construction, Grand Construction, and Jami Construction best suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award contracts as follows:

- 1) Contract 1920-016a to California Framing, not to exceed \$300,000 for term of contract; and

- 2) Contract No. 1920-016b to Mandal Construction, not to exceed \$300,000 for term of the contract; and
- 3) Contract No. 1920-016c to Grand Construction, not to exceed \$100,000 for term of the contract; and
- 4) Contract No. 1920-016d to Jami Construction, not to exceed \$100,000 for term of the contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 20th day of February 2020, as follows:

1) That the Invitation for California Framing, 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 California Framing, in the amount Not To Exceed (NTE) THREE HUNDRED THOUSAND (\$300,000) DOLLARS; and

2) That the Invitation for Bid of Mandal 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 contractor services with Mandal Construction, in the amount Not To Exceed (NTE) THREE HUNDRED THOUSAND (\$300,000) DOLLARS.

3) That the Invitation for Bid of Grand 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 contractor services with Grand Construction, in the amount Not To Exceed (NTE) ONE HUNDRED THOUSAND (\$100,000) DOLLARS; and

4) That the Invitation for Bid of Jami 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 contractor services with Jami Construction, in the amount Not To Exceed (NTE) ONE HUNDRED THOUSAND (\$100,000) DOLLARS.

ROLL CALL:

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

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

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

RESOLUTION NO. 20-7

**RESOLUTION DIRECTING AND AUTHORIZING
APPROVAL OF THE WRITE-OFF
UPON THE BOOKS OF CERTAIN UNCOLLECTIBLE
ACCOUNTS RECEIVABLE
OF THE HOUSING AUTHORITY OF THE COUNTY
OF SAN JOAQUIN NON-SUBSIDIZED AND PUBLIC HOUSING**

WHEREAS, bad debts primarily consist of tenants that have moved out of the Housing Authority of the County of San Joaquin's properties without rendering payment of the Rental Closing Statement; and

WHEREAS, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant's unpaid balances are entered into the U.S. Department of Housing and Urban Development (HUD) Enterprise Income Verification (EIV) Bad Debt module; and

WHEREAS, this process ensures that tenants must pay an outstanding balance prior to being allowed admittance to the Housing Authority's or any other Authority's Public Housing or Housing Choice Voucher programs; and

WHEREAS, there have accumulated upon the books and records of the Housing Authority, in connection with the operation of Non-Subsidized and Public Housing, certain accounts receivable which the Commissioners have deemed are uncollectable;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 20th day of February, 2020 that the Accounts Receivable for the quarter ending December 31, 2019, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of NINE THOUSAND FIVE HUNDRED THIRTY NINE (\$9,539) DOLLARS, be written off effective December 31, 2019.

ROLL CALL:

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

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

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

RESOLUTION NO. 20-8

**RESOLUTION RATIFYING, CONFIRMING, APPROVING AND
EXTENDING
MEMORANDUM OF UNDERSTANDING BETWEEN
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
AND
SAN JOAQUIN COUNTY OFFICE OF EDUCATION**

WHEREAS, an instructional program, known as the "Come Back Kids" ("CBK") school program, is offered by San Joaquin County Office of Education ("SJCOE") to assist Conway residents in obtaining a high school diploma; and

WHEREAS, classes are/will be presented at the Conway Homes, located at 2633 Arizona Avenue, Stockton, California; and

WHEREAS, SJCOE will employ two fully credentialed teachers to deliver an appropriate and relevant curriculum; and

WHEREAS, the CBK program has already begun in a test capacity; and

WHEREAS, it is in the best interests of this Housing Authority to ratify, approve and extend the program to June 30, 2021, pursuant to the terms and conditions found in the Memorandum of Understanding under the authority of the San Joaquin County Board of Education, consistent with all provisions of California law applicable to charter schools, SJCOE's applicable Board Policies and Administrative Rules and Regulations (ARRs) as incorporated;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 20th day of February 2020, that the Memorandum of Understanding between the Housing Authority of the County of San Joaquin and San Joaquin County Office of Education be, and the same hereby is ratified, confirmed, approved and extended to June 30, 2021, and that the Executive Director be, and he hereby is authorized and directed to execute Said Memorandum of Understanding.

ROLL CALL:

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

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

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

RESOLUTION NO. 20-9

RESOLUTION APPROVING AND ADOPTING AMENDMENT TO BY-LAWS, ARTICLE IV, SECTION 4.06 EFFECTIVE FEBRUARY 20, 2020

WHEREAS, the current business needs and development program of the Housing Authority of the County of San Joaquin ("Authority") require, sometimes on very short notice and opportunity, special and emergency meetings ("Meeting(s)"); and

WHEREAS, current Authority By-Laws allow the Board of Commissioners to attend Meetings by teleconference; and

WHEREAS, the current Authority By-Laws do not allow the In-House Legal Counsel, aka General Counsel, to attend Meetings, by teleconference; and

WHEREAS, General Counsel may be unavailable to attend every Meeting in person as is now required by the By-Laws; and

WHEREAS, Authority has or will procure attorney or attorney firms licensed in California and knowledgeable in the Brown Act and related public agency law to attend Meetings if General Counsel is unavailable or cannot attend by teleconference;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a

Regular Meeting this 20th day of February, 2020, that By-Laws, Article IV, Section 4.06, is Amended as set out below, and the same hereby are, approved and adopted.

Housing Authority By-Laws; Article IV, Section 4.06 – Legal Counsel

The In-House Legal Counsel shall be retained by the Board of Commissioners. The contract with and the evaluation of the Legal Counsel shall be the responsibility of the Board of Commissioners. The In-House Legal Counsel for the Authority or, if In-House Legal Counsel is not available, an Authority procured California admitted attorney familiar with California Government Code §54,953, et seq (Brown Act), shall be present at all meetings of the Board of Commissioners and shall be permitted to attend by teleconference in accordance with California Government Code §54,953 or as permitted at law. The Legal Counsel shall attend such committee meetings of the Commissioners as requested by the presiding officer of the Committee.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

Letter dated January 6, 2020 from U.S. Department of Housing and Urban Development regarding Actual Modernization Cost Certificate (AMCC) Grant Number: CA01P02450117; letter dated January 16, 2020 from U.S. Department of Housing and Urban Development regarding Section 8 Management Assessment Program (SEMAP) Scoring Information for fiscal year ending September 30, 2019.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Barrett inquired about the number of housing units in the making. Mr. Ragsdale advised there are 46 units in the pipeline with Behavioral Health Services, 100 units for Sierra Vista II, potentially 80 – 120 units for Tracy, 49 units for Victory Gardens and that there are 40 units at Creekside.

Commissioner Patrick requested that an action item regarding possible rehabilitation and adaptive reuse of existing properties be considered for approval at the next Board of Commissioners' meeting.

Commissioner Gresham expressed words of appreciation for staff that are doing a fantastic job of providing new affordable housing units.

Mr. Ragsdale advised he anticipates a ribbon cutting ceremony for Crossway Residences will be scheduled for May or June 2020.

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.

Returning from Closed Session at 4:47 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
Jon Mendelson, Commissioner
Rudy Willey, Commissioner

Absent: None

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 Barrett moved, seconded by Commissioner Moore, that the meeting be adjourned.

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 4:48 p.m.



Peter W. Ragsdale, Secretary