



Peter W. Ragsdale
Executive Director

August 28, 2018

BOARD OF COMMISSIONERS

Dale Cose
Chairperson

Patricia Barrett, Commissioner
Dale Cose, Chairperson
Ryan Gresham, Commissioner
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudolph Willey, Commissioner

Martha Moore
First Vice Chairperson

RE: Special Meeting

Jon Mendelson
Second Vice Chairperson

Dear Commissioners:

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for August 30, 2018, at 4:00 p.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Patricia Barrett
Commissioner

Call to Order. Roll Call. Pledge of Allegiance.

Ryan Gresham
Commissioner

Approval of the Minutes: None

Lester Patrick
Commissioner

Public Hearing: Cottage Village

Rudolph Willey
Commissioner

Recess

Convene joint meeting of DCDC Cottage Village LLC, a California limited liability company and its sole member, Delta Community Developers Corp.

Approval of the Minutes of the Special Meeting held June 21, 2018.

Alan R. Coon
General Counsel

Information Items:

1. Status of DCDC Medici Artist Lofts, LLC a California Limited Liability Company (Medici Project)
2. Status of Discussion Related to the Liberty Square Project.
3. Status of the Cottage Village Apartment Development ("CVA Project").

Action Items:

1. Consider adopting a joint Resolution of Delta Community Developers Corp. ("DCDC") and as sole member for DCDC Cottage Village, LLC ("DCDC CV, LLC") authorizing DCDC's admittance as a Consultant and DCDC CV, LLC to be admitted and act as Co-Administrative General Partner of DFA Cottage Village Associates, LP; and to authorize, empower and grant discretion and direction to Executive Director and staff of DCDC and DCDC CV, LLC to take any and all related or ancillary actions necessary and appropriate, including execution, seal, acknowledgment, and deliver of any and all loan documents, professional and service contracts with third parties or other documents (see Exhibit A and Resolution referencing documents) for the financial closing and development of the CVA Project.

2. Consider Amending and restating the Operating Agreement for DCDC Cottage Village LLC, a California limited liability company to update and conform with completed negotiation of the Limited Partnership Agreement of DFA Cottage Village Associates LP and the terms and conditions in related development documents.

Adjournment

Reconvene Housing Authority County of San Joaquin Commissioners' Meeting

Executive Director's Report: None

Reports: None

Public Comments: Resident representatives from Housing Authority owned properties and Members of the General Public.

Information Items: None

Consent Items: None

Action Items:

1. Consider Approving Fiscal Year 2018-2019 Consolidated Budget.
2. Consider adopting a resolution accepting a subgrant of CDBG funds to be used to purchase property related to the CVA Project to be included within the ground lease back to DFA Cottage Village Associates, LP and to ratify and confirm terms of the CVA Project ground lease and loan from HACSJ

Written Communications: None

Commissioners' Questions & Comments/Agenda Building:

Closed Session: None

Adjournment

Sincerely,

Connie Henderson
Clerk of the Board

Note:

Persons needing disability-related modification or accommodation in order to participate in this meeting, should contact the Secretary of the Board at (209) 460-5065 at least 48 hours prior to the start of the meeting. [Government Code §54954.2(a)]. The Agenda Package material may be reviewed at the Administrative Office of the Housing Authority of the County of San Joaquin, 448 South Center Street, Stockton, CA, 95203, during normal business hours. Please contact the office in writing to obtain a copy of the Agenda Package. Persons requesting a copy may be charged a small fee for copying the Agenda Package. The time limit within which to commence any lawsuit or legal challenge to any quasi-judicative decision made by the Housing Authority is governed by §1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under §1094.6, any lawsuit or legal challenge to any quasi-judicative decision made by the Housing Authority must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Persons wishing to challenge the nature of the above section in court, may be limited to raising only those issues that were raised at the meeting described in this notice, or in written correspondence delivered to the Housing Authority of the County of San Joaquin at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.