

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

June 17, 2021

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 3:54 p.m.

(Pursuant to current State Public Health directives to shelter-in-place and practice social distancing, and as authorized by Governor Gavin Newsom's Executive Orders N-25-20 and N-29-20, This Board of Directors meeting observed "social distancing" protocols, and was conducted via teleconference and web-conference. Meeting notice and public participation was addressed consistent with the State Governor's COVID-19 Executive Order, providing for Brown Act exceptions.)

1. ROLL CALL

Present for the Directors: Charles Alford, Theresa Ayers, Kate Anderson, Laura Moravec, Richard Ober, and David Pittman. Directors Anderson and Ayers attended by means of web-conference.

Others Present: President Edward Mayer, Chief Financial Officer Sue Kemp, Secretary Marysol Perez, and Larry Guanzon, Angie Little and Jerry Martin; all attended in person

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Riverbend Family Apartments I Oroville – An amendment to the Development MOA is needed to align and refine the Option and Right of First Refusal language with the negotiated Limited Partnership Agreement.

RESOLUTION NO. 21-10C

Director Pittman moved that Resolution No. 21-10C be adopted by reading of title only: “AMENDMENT TO MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF RIVERBEND FAMILY APARTMENTS”. Director Moravec seconded. The vote in favor was unanimous.

- 5.2 Ford Oaks Apartments, Gridley – An amendment to the Development MOA is needed to align and refine the Option and Right of First Refusal language with the negotiated Limited Partnership Agreement.

RESOLUTION NO. 21-11C

Director Ober moved that Resolution No. 21-11C be adopted by reading of title only: “AMENDMENT TO MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF FORD OAKS APARTMENTS, GRIDLEY”. Director Moravec seconded. The vote in favor was unanimous.

- 5.3 North Creek Crossings at Meriam Park, Chico – An amendment to the Development MOA is needed to align and refine the Option and Right of First Refusal language with the negotiated Limited Partnership Agreement.

RESOLUTION NO. 21-12C

Director Moravec moved that Resolution No. 21-12C be adopted by reading of title only: “AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH CENTRAL CALIFORNIA HOUSING CORPORATION FOR DEVELOPMENT AND OPERATION OF NORTH CREEK CROSSINGS AT MERIAM PARK, CHICO”. Director Rich seconded. The vote in favor was unanimous.

- 5.4 Deer Creek Apartments II, Chico –
5.5 Riverbend Apartments II, Oroville –
5.6 Mitchell Avenue Apartments II, Oroville –
5.7 North Creek Crossings Apartments, Chico -

The development memorandums outline BCAHDC role in each development partnership. Similar to the other memorandums in place with different partnerships, this Memorandum of Agreement may require a future amendment in regards to Option and Right of First Refusal mechanisms. It is recommended the Board adopt Resolutions 21-13C through 21-16C, authorizing participation in four (4) new affordable housing development projects totaling 185 units, serving families and seniors, to be located in Chico and Oroville.

RESOLUTION NO. 21-13C

Director Moravec moved that Resolution No. 21-13C be adopted by reading of title only: “MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF DEER CREEK FAMILY APARTMENTS, CHICO”. Director Pittman seconded. The vote in favor was unanimous.

RESOLUTION NO. 21-14C

Director Pittman moved that Resolution No. 21-14C be adopted by reading of title only: “MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITES FOR DEVELOPMENT AND OPERATION OF RIVERBEND FAMILY APARTMENTS II, OROVILLE”. Director Ober seconded. The vote in favor was unanimous.

RESOLUTION NO. 21-15C

Director Pittman moved that Resolution No. 21-15C be adopted by reading of title only: “MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF MITCHELL AVENUE SENIOR APARTMENTS II, OROVILLE”. Director Moravec seconded. The vote in favor was unanimous.

RESOLUTION NO. 21-16C

Director Ober moved that Resolution No. 21-16C be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING WITH CENTRAL CALIFORNIA HOUSING CORPORATION FOR DEVELOPMENT AND OPERATION OF NORTH CREEK CROSSINGS AT MERIAM PARK FAMILY APARTMENTS II, CHICO”. Director Moravec seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM DIRECTORS

None.

10. MATTERS INITIATED BY DIRECTORS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – August 19, 2021.

13. ADJOURNMENT

Director Moravec moved that the meeting be adjourned. Director Pittman seconded. The meeting was adjourned at 4:23 p.m.

Dated: June 17, 2021.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary