



Downtown Stockton Enterprise Loan Fund Board Meeting Minutes

Date: Wednesday September 2, 2020

Time: 12:00 p.m.

Place: Online, via Zoom Meetings

Join Zoom Meeting

<https://us02web.zoom.us/j/88987482826?pwd=WVZwTWJ4UFFkVnphbkhYbk55aktWdz09>

Meeting ID: 889 8748 2826

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Board Members Present: Aaron Edwards, Kari McNickle, Patricia Palacios, Nicole Snyder, Steve Lantsberger

Board Members Absent: Luis Duarte, Laurence Held, Robert Oakes

Staff: Mike Huber, Courtney Wood

Agenda

1. Call to Order/Roll Call
 - The meeting was called to order at 12:02 PM
2. Public Comments
 - There were no public comments
3. Approval of July Financials – Action Item
 - A motion was made (P. Palacios/N. Snyder) to approve the July financials. The motion passed unanimously. The votes were as follows:
 - K. McNickle – Aye
 - N. Snyder – Aye
 - P. Palacios – Aye
 - A. Edwards - Aye
4. Approval of August Minutes – Action Item
 - A motion was made (A. Edwards/K. McNickle) to approve the August minutes. The motion passed. The votes were as follows:
 - P. Palacios – Abstain due to absence at prior meeting



- N. Snyder – Abstain due to absence at prior meeting
 - K. McNickle – Aye
 - A. Edwards - Aye
- 5. Loan Performance Updates/Loan Delinquencies/New Applications – Informational Item
 - C. Wood stated that there were no new applications, Deliberation Room is continuing to take advantage of the deferment, and The Campus is still making their monthly payments.
- 6. COVID-19 Program – Informational Item
 - C. Wood shared that after the Board’s vote to implement a new COVID-19 program, she spoke with S. Lantsberger who noted that he will need to review the RLF’s contract with the DSA as it is outdated and does not currently account for the RLF helping to service any additional loans. S. Lantsberger will be looking at the contract to see if adjustments can be made without needing to gain approval from the SJ County Board of Supervisors, which could delay implementation of the program. S. Lantsberger shared that DSELF staff could underwrite the loan and service the loan, but that it would require additional staff time and resources to set up the servicing framework/process, which the RLF already has in place.
 - Discussion occurred regarding whether or not the approved program was duplicative, as there are now many other COVID-19 support programs in place. N. Snyder requested that DSELF staff create a table of other COVID-19 programs to demonstrate how the approved program compares with existing programs.
- 7. DSELF Collateral Policy – Discussion & Action Item
 - C. Wood shared that this was a continuation of an item from a previous Board meeting, at which the Board decided to maintain that real property be a requirement for DSELF loans, but wanted to explore a policy of eliminating the real property collateral for loans at \$25,000.
 - S. Lantsberger noted that for RLF loans, real property is not preferred but it is accepted if the individuals have no other collateral.
 - M. Huber mentioned the fact that many of the property owners who have applied in the past had collateral, but if the DSELF is going to serve its mission, then adjustments will need to be made.
 - N. Snyder noted that the City of Stockton reduced the collateral requirement for its Microloan to help aid businesses during this time.
 - A motion was made (A. Edwards/P. Palacios) to revisit this topic at a future Board meeting. The motion passed. The votes were as follows:
 - A. Edwards – Aye
 - K. McNickle – Aye
 - N. Snyder – Aye



- P. Palacios - Aye
- 8. DSELF Revision – Discussion Item
 - The Board looked over the existing DSELF requirements and noted a few changes which they would like to possibly make, including dropping the credit score requirement to 580, removing the life insurance requirement, potentially removing the environmental questionnaire, and clarifying that some items are only required for certain business types.
 - It was suggested that DSELF staff and DSELF Board members go over the DSELF requirements list and bring suggestions to the next Board meeting.
- 9. Preliminary Pandemic Procedure – Discussion Item
 - The Board discussed the fact that precautions need to be taken in the event that the pandemic continues to have a negative effect on the economy. A. Edwards noted that some cities or organizations have been forgiving loans, offering a clean slate for some businesses. The direction that DSELF will take needs to be explored at a future meeting.
- 10. Items for Future Consideration
 - N. Snyder requested that more surrounding details or information be given regarding future action items.
- 11. Adjourn
 - A motion was made (K. McNickle/A. Edwards) to adjourn the meeting. The motion passed unanimously. The votes were as follows:
 - N. Snyder: Aye
 - K. McNickle: Aye
 - P. Palacios: Aye
 - A. Edwards: Aye
 - The meeting was adjourned at 1:15 PM.

General Meeting Requirements:

Public Comments: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, before or during the consideration of that item by the Board. For all items, including items *not* on the agenda, the public comment time at the start of each meeting is appropriate. The person addressing the Board is limited to five (5) minutes unless the Chairman of the Board grants a longer period of time as appropriate to manage the Agenda. State law does not allow action to be taken on any item not on the Agenda. The Conference Room is handicapped accessible.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Executive Director of the Downtown Stockton Alliance at 209-464-5246, during regular business hours, at least twenty-four hours prior to the time of the meeting.

Pursuant to the Brown Act as codified in Government Code Section 54957.5, any documents pertaining to a non-closed agenda item distributed to a majority of the Board of Directors in less than 72 hours before a Board meeting shall be



available for public inspection. Said documents shall be available for inspection at the office of the Downtown Stockton Alliance, 125 Bridge Place, 3rd Floor, Stockton, California, Monday through Friday, except Holidays, between the hours of 8:30 a.m. and 4:30 p.m.