

# **AGENDA PACKET**

## **8-11-2025 Board Meeting**

NOTE: Any documents that are not privileged provided to a majority of the Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection upon request.

### **AGENDA ITEM NO. 5**

Item 1: Minutes from the April 15, 2025 Board Meeting

Item 2: Santiago Coronado Village Welfare Exemption Resolution

## **Agenda 5, Item 1**

### **Minutes from April 15, 2025 Board Meeting**

MINUTES OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
OF  
**AFFORDABLE COMMUNITY LIVING CORPORATION**  
A California Non Profit Public Benefit Corporation

A regular meeting of the Board of Directors of AFFORDABLE COMMUNITY LIVING CORPORATION, a California Non Profit Public Benefit Corporation (the "Corporation") was held on April 15, 2025, at 10:00 a.m., at 326 W. Katella Avenue, Suite 4L, Orange, California 92867, pursuant to notice duly given.

1. Call to Order
2. Roll Call. The following directors were present at the meeting:

Gary A. Brendzel  
Dennis Kazarian  
Barry Cole  
Thomas LaCroix  
John Yeandle  
Jess Maxcy  
Ramon Rodriguez  
David Yegenian

Who together constitute a quorum of the authorized number of directors of the Corporation.

Staff Present:

Richard Simonian  
Shontele Simonian  
Scott McReynolds  
Aimee Molsberry  
Aaron Brandenburg

Guests Present

Marla Merhab Robinson

Steve Churchwell

As a quorum of directors were present, Gary Brendzel called the meeting to order and Marla Merhab Robinson agreed to act as Secretary of the meeting and record the minutes.

3. Conflict of Interest. No Board member reported having a conflict of interest on an agenda item.

4. Public Comments. There were no public comments on any topic on the agenda.

5. Consent Calendar. Ramon Rodriguez moved, and Jess Maxcy, seconded the motion, to approve the Consent Calendar, which was unanimously approved.

6. Approval of Minutes. Jess Maxcy moved, John Yeandle seconded the motion, to approve the minutes of the December 10, 2024, meeting. Unanimously approved.

7. New Business. Gary Brendzel reported no accounts at Enterprise Bank are over \$250,000. All banks are now below the \$250,00 insurance.

David Yegenian moved, which was seconded by John Yeandle, to move the purchase of Coronado Village to new Business which unanimously passed.

Coronado Village Purchase. Jess Maxcy reported that there will be a use tax for the homes at approximately 83/4%. A discussion ensued. Discussion regarding

\$600,000 acquisition, tear down, transfer. The Chairman stated he had a break down of the \$600,000. Thomas LaCroix moved, Ramon Rodriguez seconded, to approve the purchase of Coronado Village as outlined in the Staff Report. The motion was unanimously approved.

Aimee Molsberry reported on the sale of the portfolio in 2022 back to initial buyer. The sale was to close today, however, a continuance was requested for two weeks. Was 80% purchase price now \$101%. The company owes the bank approximately \$2.5M and the portfolio should sell for \$9M.

Scott McReynolds reported on the Grant Program. Two submittals for \$5M were made in March for San Bernardino and Riverside Counties. Each would provide 33-35 home replacements. Riverside would be only Palm Springs park. Scott McReynolds reported on a complimentary and positive meeting with a Palm Springs City Council member. The council member expressed interest in assisting with funds for the playground.

John Yeandle moved, Thomas LaCroix seconded a motion to approve \$100,000 to purchase used homes for Needles which unanimously passed.

8. Comments\Reports.

Item 1. Aimee Molsberry gave the following staff reports: Grant Programs Report.

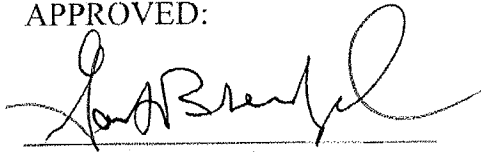
9. Closed Session. No items discussed.

10. Adjournment. There being no further business to come before the Board, Barry Cole moved to adjourn, which was seconded by Dennis Kazarian and unanimously carried. The meeting adjourned.



Marla Merhab Robinson  
Secretary of the Meeting

APPROVED:



Gary A. Brendzel  
Chairman

## **Agenda 5, Item 2**

### **Santiago Coronado Village Welfare Exemption Resolution**

**AFFORDABLE COMMUNITY LIVING CORPORATION**  
A California Nonprofit Public Benefit Corporation

Welfare Exemption Requirement for Other Legal Document

WHEREAS, the Corporation has acquired the real property and mobile home park known as Santiago Coronado Village located at 900 Coronado Street, Needles, County of San Bernardino, California 92363, APN 0185-171-10 (the "Property"); and

WHEREAS, management has recommended that the Corporation submit a claim of exemption from property taxation for the Property pursuant to subdivision (g) of section 214 of the California Revenue and Taxation Code; and,

WHEREAS, to meet the requirements for the exemption, there must be a legal document that restricts the Property's usage that provides that the units designated for use by lower income households are continuously available to, or occupied by lower income households, as set forth in subdivision (g)(2)(A)(i) of section 214 and that rents do not exceed those prescribed by section 50053 of the Health and Safety Code;

WHEREAS, the Corporation intends to adopt this resolution to meet the aforesaid requirements.

NOW, THEREFORE, BE IT RESOLVED that the use of the entire Property is hereby restricted to rental to qualified low-income households at or below the income limits set forth in section 50093 of the California Health and Safety Code. The units restricted to use by lower-income households shall be continuously available to or occupied by low-income households at rents that do not exceed those prescribed by section 50053 of the Health and Safety Code.



RESOLVED FURTHER, that this restriction to use the units solely for qualified low-income tenants at the prescribed rents shall be in effect for the duration of the Corporation's ownership of this Property.

RESOLVED FURTHER, that the funds that would have been necessary to pay property taxes are to be used to maintain the affordability of, or reduce rents otherwise necessary for, the units occupied by lower income households.

RESOLVED FURTHER, that the foregoing restrictions are in compliance with paragraph B of Article II of the Corporation's Articles of Incorporation, as amended, and the Corporation's irrevocable dedication of its properties exclusively for charitable purposes and upon dissolution, will not inure to the benefit of any private person.

RESOLVED FURTHER, that Dennis Kazarian, the Corporation's Chief Executive Officer is authorized and directed to execute and submit the proposed Statement by Chief Executive Officer submitted to the Board for review, to the San Bernardino County Assessor along with the Corporation's initial claim for welfare exemption.

RESOLVED FURTHER, that Dennis Kazarian is further authorized and directed to cause to be prepared a deed reflecting the restriction on usage of the Property as set forth in these resolutions and to execute the same on behalf of the Corporation and cause its recordation with the San Bernardino County Recorder.