



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

**Board of Commissioners Meeting
1701 Robertson Road
Modesto, California 95351**

SPECIAL MEETING AGENDA

September 26, 2019 5:30 P.M.

The Board of Commissioners welcomes and encourages public participation in the Commission meetings. Members of the public may be heard on any item on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during the General Public Comment period.

1. Call Meeting to Order

2. Roll Call

3. General Public Comment Period and Recognition of Guests

Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission at this time. Comments will be limited to 5 minutes unless the Chairperson grants a longer period of time.

4. Approval of Minutes

Approval of the Minutes of the Special Board Meeting held on July 29, 2019.

5. Executive Director Report

- Program Activity and Occupancy Statistics
- Central Valley Consortia
- Sponsoring the Women's Auxiliary Ball, scheduled for December 14, 2019 by purchasing a table for 10 at the cost of \$700.00
- Information Technology Report
- Vacancy Report
- Development Report

6. Information/Discussion Items

- None



7. Consent Calendar

1. Financial Report
2. Check Register

8. Action Agenda

1. **Consideration of Resolution No. 18-19-42** Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants vacating from Conventional Public Housing.
2. **Consideration of Resolution No. 18-19-43** Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants vacated from Farm Labor 91 and 265.
3. **Consideration of Resolution No. 18-19-44** Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants vacated from Conant Place.
4. **Consideration of Resolution No. 18-19-45** Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants vacated from Pine Meadows, Miller Point, Paramount, Village I.
5. **Consideration of Resolution No. 18-19-46** Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants vacated from Valley Manor.

9. Written Correspondence

- None

10. Closed Session

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 340 Paloma Rd, Valley Springs California, CA;
Assessor's Parcel Number (APN):046-013-004
Agency Negotiator: Barbara Kauss, Executive Director
Negotiating Parties: Housing Authority of the County of Stanislaus and Dan Holly
Under Negotiation: Price and terms of payment
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 1612 Sisk Rd. Modesto, CA;
Assessor's Parcel Number (APN):005-053-022
Agency Negotiator: Barbara Kauss, Executive Director
Negotiating Parties: Housing Authority of the County of Stanislaus and Khatri Brothers.
Under Negotiation: Price and terms of payment
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 722 Kansas Ave. Modesto, CA;
Assessor's Parcel Number (APN):029-015-021
Agency Negotiator: Barbara Kauss, Executive Director

Negotiating Parties: Housing Authority of the County of Stanislaus and Navi Holdings.
Under Negotiation: Price and terms of payment

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 128 S. Western Ave Waterford, CA;
Assessor's Parcel Number (APN):005-053-022
Agency Negotiator: Barbara Kauss, Executive Director
Negotiating Parties: Housing Authority of the County of Stanislaus and Morgan Trunnell, Liberty Real Estate Group.
Under Negotiation: Price and terms of payment
- LABOR NEGOTIATIONS UPDATE
- PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code §54957
Title: Executive Director

11. Adjourn Meeting

Per Government Code Section 54954.2, any person with a disability who requires an accommodation, including auxiliary aids or services, in order to participate in the meeting, please contact the Board Secretary during Agency business hours by calling at least 48 hours prior to the start of the meeting (209) 557-2002. Writings that are public records under subdivision (a) and that are distributed during a public meeting shall be made available for public inspection at the meeting if prepared by the local agency or a member of its legislative body, or after the meeting if prepared by some other person. (Government Code, Section 54957(b).

Matters Too Late for The Agenda - These may be presented by members of the Commission and Authority staff upon determination that an emergency exists, as defined by State Law or that the need to take action on the matter arose subsequent to the publishing of this agenda.

The Public is advised that the Board of Commissioners of the Housing Authority of the County of Stanislaus may not act on any item that is not on the Agenda unless (a) by a majority of vote of the Commissioners, they determine that an emergency situation exists. An emergency situation is defined as a work stoppage or other activity which severely impairs public health, safety or both, which is determined by majority of the Commissioners. An emergency situation can also be a crippling disaster which severely impairs public health, safety or both, as determined by the Commissioners; (b) the Commissioners by a two thirds (2/3) vote of all the Commissioners present, or by unanimous vote of those present if less than two thirds (2/3) of the total Commissioners are present, determines that the need to take action became apparent subsequent to the posting of the agenda; c) the particular time was posted for a prior meeting which occurred not more than five (5) Calendar days prior to the date action is actually taken on that item and at that prior meeting that item was continued to a meeting in which action is now being taken.

