



# Stanislaus Regional Housing Authority

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

## MINUTES

Regular Board Meeting  
July 29, 2019 5:30 P.M.

The meeting was called to order by Chairperson Estacio at 5:31 P.M.

### ROLL CALL:

PRESENT: Commissioner Ploof, Commissioner Cheeseman, Commissioner Haile, Commissioner Degele, Commissioner Griggs, Vice-Chair Hoek, and Chairperson Estacio

ABSENT: None

OFFICERS: Barbara Kauss, Executive Director  
Thomas E. Lewis, General Counsel  
Jim Kruse, Clerk of the Board/Deputy Director

### PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

Chairperson Estacio welcomed guests and staff, opened the floor for Public Comment. The Public Comment period was closed when there were no requests to address the Board.

### APPROVAL OF MINUTES

Approval of the Minutes of the Special Board Meeting held on July 17, 2019 was made by Commissioner Degele and seconded by Commissioner Griggs and unanimously approved.

### ACTION AGENDA

1. **Consideration of Resolution No. 18-19-29** Approving Stanislaus Regional Housing Authority Conventional Public Housing Public Housing Operating Budget for Fiscal Year 2019-2020. Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Griggs, Resolution No. 18-19-29 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

2. **Consideration of Resolution No. 18-19-30** Approving Stanislaus Regional Housing Authority



Housing Choice Voucher Program Operating Budget for Fiscal Year 2019-2020.  
Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Griggs, Resolution No. 18-19-30 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

3. **Consideration of Resolution No. 18-19-31** Approving Stanislaus Regional Housing Authority Shelter Plus Care Operating Budget for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Griggs, Resolution No. 18-19-31 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

4. **Consideration of Resolution No. 18-19-32** Approving Stanislaus Regional Housing Authority Permanent Farm Labor Centers LC-28, 29, 30 and 31 Operating Budget for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Degele and a second by Commissioner Cheeseman, Resolution No. 18-19-32 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

5. **Consideration of Resolution No. 18-19-33** Approving Stanislaus Regional Housing Authority Conant Place Program Operating Budget for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Degele and a second by Vice-Chair Hoek, Resolution No. 18-19-33 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

6. **Consideration of Resolution No. 18-19-34** Approving Stanislaus Regional Housing Authority Local Account Budget for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Degele and a second by Commissioner Hoek, Resolution No. 18-19-34 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

7. **Consideration of Resolution No. 18-19-35** Approving Stanislaus Regional Housing Authority Small Programs Operating Budget for Brighton, Randazzo, Porsche Strasse, Pine Meadows, Miller Point, Paramount, Village I, Palm Valley, NSP City of Modesto, NSP County of Stanislaus, Edith Kirk Richards Senior Place, Meadow Glen, Downey Terrace, Leon, Tuolumne Hill, and Glendale Annex for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Cheeseman and a second by Commissioner Ploof, Resolution No. 18-19-35 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

8. **Consideration of Resolution No. 18-19-36** Approving Stanislaus Regional Housing Authority Valley Manor Operating Budget for Fiscal Year 2019-2020.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Degele, Resolution No. 18-19-36 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

9. **Consideration of Resolution No. 18-19-37** Approving the Executive Director to enter into the Migrant Center 2019/2020 Fiscal Year Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and the Housing Authority of the County of Stanislaus Contract # Housing Authority-OMS-12715-EMPIRE.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Vice-Chair Hoek and a second by Commissioner Haile, Resolution No. 18-19-37 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

10. **Consideration of Resolution No. 18-19-38** Approving the Executive Director to enter into the Migrant Center 2019/2020 Fiscal Year Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and the Housing Authority of the County of Stanislaus Contract # Housing Authority-OMS-12713-PATTERSON.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Ploof, Resolution No. 18-19-38 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

11. **Consideration of Resolution No. 18-19-39** Approving the Executive Director to enter into the Migrant Center 2019/2020 Fiscal Year Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and the Housing Authority of the County of Stanislaus Contract # Housing Authority-OMS-12714-WESTLEY. (Hand Out)

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board Discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Degele, Resolution No. 18-19-36 was approved by the following roll call vote:

Ayes: Commissioner Ploof, Commissioner Griggs, Commissioner Degele, Commissioner Cheeseman, Commissioner Haile, Vice-Chair Hoek and Chairperson Estacio.

Abstain: None

Nays: None

Absent: None

**COMMISSIONERS COMMENTS:**

None

**WRITTEN CORRESPONDENCE:**

None

**MOTION TO ENTER CLOSED SESSION**

On a motion by Commissioner Degele and Seconded Commissioner Haile the meeting entered Closed Session at 6:40 p.m. by unanimous vote.

**MOTION TO RETURN TO REGULAR SESSION**

On a motion by Commissioner Griggs and Seconded Commissioner Haile the meeting returned to Regular Session at 7:20 p.m. by unanimous vote.

The board chair indicated that no action was taken in closed session and direction was given to staff.

On a motion by Commission Cheeseman and seconded by Commissioner Haile the board moved to accept the counter offer for \$125,000 on the Valley Springs real property and to authorize the Executive Director to sign all necessary documents and take all necessary actions to complete the sale of real property at 340 Paloma Road, Valley Springs, CA APN 046-013-004. Furthermore, the Board of Commissioners further moved to accept the grant deed that will be issued pursuant

to the close of escrow for the purchase of the real property at 340 Paloma Road, Valley Springs, CA APN 046-013-004 by unanimous vote.

On a motion by Commission Cheeseman and seconded by Commissioner Haile the board moved to proceed with the purchase of 722 Kansas Avenue, Modesto, CA APN 029-015-021 with a \$5.2 Million cap and to authorize the Executive Director to sign all necessary documents and take all necessary actions to complete the sale of real property at 722 Kansas Avenue, Modesto, CA APN 029-015-021. Furthermore, the Board of Commissioners further moved to accept the grant deed that will be issued pursuant to the close of escrow for the purchase of real property at 722 Kansas Avenue, Modesto, CA APN 029-015-021 by unanimous vote.

**MEETING ADJOURNED**

On a motion by Commissioner Cheeseman and Seconded Vice Chair Hoek the meeting was adjourned at 7:22 p.m. by unanimous vote.