



## Stanislaus Regional Housing Authority

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

### MINUTES

Regular Board Meeting  
May 14, 2020 5:30 P.M.

The meeting was called to order by Chairperson Estacio at 5:30 P.M.

#### ROLL CALL:

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

On a motion by Vice-Chair Hoek and Seconded by Commissioner Cheeseman, the minutes for the Regular Board Meeting held on April 9, 2020 were unanimously approved.

#### CONSENT CALENDAR:

##### Financial Report

Miriam Geibeler, Property Management Division Manager presented the Financial Reports and Check Register for the month of May 2020.

On a motion by Commissioner Degele and seconded by Commissioner Haile the Financial Report and Check Register on the Consent Calendar was accepted by unanimous vote.

#### ACTION AGENDA:

1. **Consideration of Resolution No. 19-20-15** Approving the Housing Authority of the County of Stanislaus Significant Amendment to the 2019 Annual Public Housing Agency (PHA) Plan.

On a motion by Vice-Chair Hoek and a second by Commissioner Degele, Resolution No. 19-20-15 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. 19-20-16** Approving the Housing Authority of the County of Stanislaus 2020-2025 5 Year and 2020 Annual Public Housing Authority (PHA) Plan Update, Housing Choice Voucher Administrative Plan, The Public Housing Admissions and Continued Occupancy Plan (ACCOP), and authorizing its submission to the Department of Housing and Urban Development.

On a motion by Commissioner Degele and a second by Commissioner Griggs, Resolution No. 19-20-16 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. 19-20-17** Approving the Housing Authority of the County of Stanislaus to Utilize Waivers as Allowed by the U.S. Department of Housing of Urban Development PIH Administrative Notice 20-05.

On a motion by Commissioner Degele and a second by Commissioner Cheeseman, Resolution No. 19-20-17 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. 19-20-18** Allowing the Housing Authority of the County of Stanislaus to make determinations with respect to the financing of the acquisition and rehabilitation of 1612 Sisk Road in the City of Modesto, declaring its intent to reimburse certain expenditures from proceeds of indebtedness, and authorizing related actions.

On a motion by Commissioner Degele and a second by Commissioner Haile Resolution No. 19-20-18 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. 19-20-19** Approving the Housing Authority of the County of Stanislaus authorizing the Authority to prepare and cause to be recorded a

certificate of compliance permitting the 1612 Sisk Road, Modesto, California real property to be further subdivided into condominiums as necessary to facilitate United States Department of Housing and Urban Development approval for the Authority's financing of the public housing portion of the real property and acquisition of the real property and improvements and authorizing related actions.

On a motion by Vice-Chair Hoek and a second by Commissioner Degele Resolution No. 19-20-19 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. 19-20-20** Approving the Housing Authority of the County of Stanislaus authorizing the application for HUD approval under section 30 of the United States Housing Act of 1937 and to authorize the placement of a mortgage or other encumbrance on the public housing portion of the 1612 Sisk Road, Modesto, California property and authorizing related actions.

On a motion by Commissioner Degele and a second by Commissioner Haile Resolution No. 19-20-20 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. 19-20-22** Approving the Housing Authority of the County of Stanislaus authorizing the approval of the bank loan for the acquisition and rehabilitation of the non-public housing portion of the property located at 1612 Sisk road, Modesto, California and further authorizing the executive director, board chair and board secretary and/or designees to take all action necessary to execute documents and complete the acquisition and rehabilitation of the real property and improvements.

On a motion by Commissioner Griggs and a second by Commissioner Degele Resolution No. 19-20-22 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. 19-20-23** Consider Approving awarding contract for Roof Replacement at Palm Valley 201 E. Coolidge Avenue, Modesto.

On a motion by Vice-Chair Hoek and a second by Commissioner Haile, Resolution No. 19-20-23 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

**MOTION TO ENTER CLOSED SESSION**

On a motion by Commissioner Haile and Commissioner Griggs, the meeting entered into Closed Session at 7:03 p.m. by unanimous vote.

**MOTION TO RETURN TO REGULAR SESSION**

On a motion by Vice-Chair Hoek and Seconded Commissioner Degele, the meeting returned to Regular Session 7:42 p.m. by unanimous vote with no action taken.

**MEETING ADJOURNED**

On a motion by Vice-Chair Hoek and Seconded Commissioner Degele the meeting was adjourned at 7:43 p.m.