



# Stanislaus Regional Housing Authority

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

## MINUTES

Special Board Meeting  
January 14, 2025 12:00 P.M.

The meeting was called to order by Chairperson Estacio 12:00 P.M.

### **ROLL CALL:**

**PRESENT:** Commissioner Cheeseman, Commissioner Schweininger, Commissioner Cheeseman, Vice-Chair Hoek, and Chairperson Estacio

**ABSENT:** Commissioner Haile

**OFFICERS:** Jim Kruse, Executive Director  
Thomas E. Lewis, General Counsel  
Kimberly Ryan, 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. During the Public Comment period, Debbie Macias from AFSME read from a letter on behalf of the represented staff and highlighting the union's proposal for a \$4/hour wage increase for bargaining unit employees to reach a \$20/hour starting minimum wage, citing rising costs and high management compensation.

No additional public comment, public comment period closed.

### **APPROVAL OF MINUTES**

On a motion by Vice-Chair Hoek and second by Commissioner Cheeseman, the minutes for the Regularly Board Meeting held on December 5, 2024 were approved by a unanimous vote.

### **INFORMATION/DISCUSSION ITEMS**

None

### **CONSENT CALENDAR:**

On a motion by Commissioner Ploof and seconded by Commissioner Schweininger, the Financial Report and the Check Register was approved by a unanimous vote.

### **ACTION AGENDA:**

1. **Resolution No. 24-25-01** A Resolutions of the Stanislaus Regional Housing Authority ('Authority") Approving the 1612 Apartments Affordable Housing Project and Authorizing its Executive Director or Designee to Execute and Take all Needed Actions in Consultation with Authority's General Counsel Relative to Entering into an Amended and Restated Agreement of Limited Partnership Agreement, Guaranty

Agreement, Right of First Refusal and Purchase Options Agreement, Post-Closing Agreement, Leases, Loan Documents and any Other Agreements for the Purpose of Rehabilitating Maintaining and Operating the 1612 Apartments Affordable Housing Project

On a Motion by Commissioner Cheeseman, second by Vice-Chair Hoek, Resolution 24-25-01 was passed by the following roll call vote:

AYES: Commissioner Ploof, Commissioner Schweininger, Commissioner Cheeseman, Vice-Chair Hoek, and Chairperson Estacio  
NAYS: None  
ABSTAIN: None  
ABSENT: Commissioner Haile

2. **Resolution No. 24-25-02** Resolution Approving the Award of Contract for Fire Damage Repairs at 1722 Erie Avenue, Modesto, CA

On a Motion by Commissioner Cheeseman, second by Commissioner Schweininger, Resolution 24-25-02 was passed by the following roll call vote:

AYES: Commissioner Ploof, Commissioner Schweininger, Commissioner Cheeseman, Vice-Chair Hoek, and Chairperson Estacio  
NAYS: None  
ABSTAIN: None  
ABSENT: Commissioner Haile

**MOTION TO ENTER CLOSED SESSION**

On a motion by Commissioner Ploof and Seconded by Vice-Chair Hoek the board entered closed session at 12:35 p.m. by unanimous vote.

**MOTION TO RETURN TO REGULAR SESSION:**

On a motion made by Commissioner Ploof and seconded by Commissioner Cheeseman the meeting returned to Regular session at 1:21 p.m. by unanimous vote.

**REPORTABLE ACTIONS TAKEN IN CLOSED SESSION:**

The Board of Commissioners announced that directions were given to staff regarding the continuing labor negotiations with AFSME LOCAL 10, AFL-CIO (the Union).

The Board of Commissioners announced they voted unanimously to approve a 4% cost of living adjustment for unrepresented employees, retroactive to October 1, 2024. Additionally, the Board of Commissioners voted unanimously to increase the agency's contribution to medical benefits by \$137.90 per month for each unrepresented employee, effective with the 2025 medical premiums.

On a motion made by Commissioner Cheeseman and a seconded by Commissioner Schweininger. The action was approved by the following roll call vote:

AYES: Commissioner Ploof, Commissioner Schweininger, Commissioner Cheeseman, Vice-Chair Hoek, and Chairperson Estacio  
NAYS: None  
ABSTAIN: None

ABSENT: Commissioner Haile

The Board of Commissioners announced that they voted unanimously to offer the Executive Director/CEO a new written agreement effective January 1, 2025.

On a motion made by Commissioner Schweininger and seconded by Commissioner Ploof. The action was approved by the following roll call vote:

AYES: Commissioner Ploof, Commissioner Schweininger, Commissioner Cheeseman, Vice-Chair Hoek, and Chairperson Estacio

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Haile

**MEETING ADJOURNED**

On a motion by Commissioner Hoek and seconded by Commissioner Ploof the meeting was adjourned at 1:23 p.m. by unanimous vote.