

**Stanislaus County  
Public Facilities Fees Committee  
Meeting Minutes**

January 18, 2024  
2:00 p.m.

1010 10<sup>th</sup> Street, Room 2005 (2<sup>nd</sup> floor conference room)

**Voting Members Present:**

Patrick Cavanah – Chair (CEO); Erica Inacio (CEO); Chris Barnes (Auditor/Controller); Denny Ferreira (Planning/**Building**); David Leamon (Public Works); Al Valencia (GSA-Capital Facilities – Alternate); Angela Freitas (**Planning/Building** – Alternate)

**Absent:**

Angelina Souther (Auditor/Controller – Alternate); Kristin Doud (**Planning/Building**); Lori Sicard (County Counsel); Tracie Madison (Public Works – Alternate); Andy Johnson (GSA-Capital Facilities)

**Also Present:**

Marcus Griffin (Milestone Housing); Brendan Quinn (Marlin Holdings LLC); Will Shirley (Recorder)

Meeting called to order at 2:06 p.m. by Chair, Patrick Cavanah.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

**A. Action Items:**

1. Approval of Minutes from the PFF Committee Meeting on **November 16, 2023**

*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes of **November 16, 2023**.

Motion: Ferreira | Second: Barnes | Unanimous (6 | 0) | Abstain: Inacio

2. Approve the new Public Facilities Fees Committee Chair, based on the rotation schedule agreed to at the December 19, 2019, PFF meeting (implemented in 2020):

Motion: Leamon | Second: Valencia | Unanimous (6 | 0) | Abstain: Inacio

3. Presentation, discussion, and possible action regarding a PFF deferral/waiver request from Montara Development, LLC and Milestone Housing Group, LLC for the Geer Family Apartments Project at 4131 Geer Road, Turlock

Marcus Griffin and Brendan Quinn spoke on behalf of the project, which will consist of 261 total units, 259 being affordable housing units, and 2 manager units. The project will be

located at the intersection of Geer Road and Christofferson Parkway, across from CSU, Stanislaus, and is close to many amenities and public transit. Geer Family Apartments was approved by the City of Turlock January 2023.

30 units will qualify as very-low income units (rents less than 50% of the Area Median Income), with the remaining units qualifying as low income units (rents between 50 – 80% of the Area Median Income). Redevelopment and Home Funds may also be available for this project.

Pursuant to the Stanislaus County Public Facilities Fees Administrative Guidelines, Section III.E.1, this project would qualify for Affordable Housing PFF deferrals/waivers, based on income eligibility. Member Leamon motioned to approve the request for PFF deferrals/waivers, based on eligibility guidelines.

Motion: Leamon | Second: Cavanah | Unanimous (6 | 0) | Abstain: Inacio

4. Presentation, discussion, and possible action regarding a PFF appeal from Valley Milk, LLC, at 400 N. Washington Road, Turlock

Representatives for this project were not available for comment, therefore, this item has been tabled and will be revisited at a future PFF Committee meeting.

## **B. Discussion Items**

1. Auditor's Report

Unobligated Cash Balance - \$10,299,878.73

## **C. Next Regular Meeting:**

- Thursday, March 21, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2<sup>nd</sup> floor) or TBD.

Meeting adjourned at 2:24 p.m.

Submitted by: Will Shirley, Confidential Assistant IV