

Caldwell Housing Authority
December 10, 2021
CHA Community Center and via ZOOM

Board Members Present: Arnolando Hernandez, Estella Zamora, Jim Porter, Adam Garcia, Patricia Benedict, and Jarom Wagoner (Mayor Elect)

Board Members Absent: Sid Freeman

Staff Members Present: Mike Dittenber, Leticia Cancax, MaryAnn Valenzuela, and Rosario Soto.

Visitors: Roberto Acosta, a prospective Board Member

In Order of Business

1. Roll call and call to order:

Arnold called the meeting to order at **12:05 p.m.**

2. Agenda Approval

Jim Porter made a motion to approve the December agenda as presented, seconded by Adam Garcia, and approved by the Board at **12:06 p.m.**

3. Approval of October minutes

Jim Porter made a motion to approve the minutes as corrected, seconded by Patricia Benedict and approved by the Board at **12:08 p.m.**

4. Introduction of visitors

Arnold took a few minutes before proceeding with the agenda to have Roberto Acosta, a prospective Board Member introduce himself.

5. 2022 Budget

Mike provided a line-by-line explanation of the increases in the 2022 budget. He explained there was a 9% increase or \$161,000 increase in 2022 attributed to increased cost of goods and services and increased employee wages. After a brief discussion about maintenance priorities and potential infrastructure improvements, Jim Porter made a motion to approve the 2022 budget, seconded by Adam Garcia and approved by the Board at 12:48 p.m.

6. Financial Report

Rosario provided the Board with information about CHA's current financial situation. He explained that because the December meeting was before the 15th of the December, the monthly reconciliation had not occurred and the information in the packet was about 80,000 off. Mike added that cash accounting showed \$1million in the bank and accrual accounting shows about

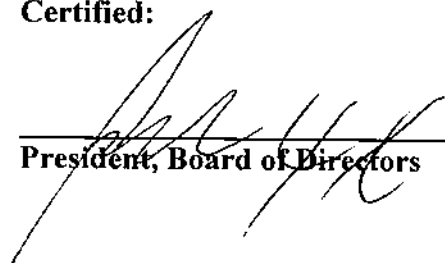
\$900,000 in the bank. Estella Zamora made a motion approving the financials, seconded by Jim Porter, and approved by the Board at 12:52 p.m.

7. Project Update

Mike provided an update to the board on the old barracks building and the plans on turning the building into an interpretive center chronicling farm labor history. He explained the building needed substantial renovation prior to any other plans for the building are made. Mike then spent a considerable amount of time explaining the deficiencies in the Farmway water system and the unofficial options for correcting the deficiencies. He explained CHA was working with T-O engineering to apply for funding from DEQ for planning and construction purposes. Finally, Mike spoke about the RV park and how all future development was contingent on the drinking water system being upgraded. He also noted Sunwest Bank does not currently have a policy or formula for funding RV parks. Adam Garcia finished the conversation by talking about the latest efforts to complete the CHA/Farmway Master Pan. No decisions or actions were taken.

8. Adjourned at 1:32 p.m.

Certified:



President, Board of Directors





Executive Director

NOTE: Following the meeting Mike Dittenber accompanied Estella Zamora, Adam Garcia, Patricia Benedict, and Rosario Soto on a short walking tour of the area currently being developed for the RV Park.