

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

August 17, 2023
2:00 p.m.

1010 10th Street, Room 2005 (2nd floor conference room)

Voting Members Present:

Patrick Cavanah – Chair (CEO); Chris Barnes (Auditor/Controller); Lori Sicard (County Counsel); Kristin Doud (**Planning**/Building; Andy Johnson (GSA-Capital Facilities – Alternate); Angelina Souther (Auditor/Controller – Alternate); Denny Ferreira (Planning/**Building**)

Absent:

Dan Wirtz (GSA-Capital Facilities); David Leamon (Public Works)

Also Present:

Michelle Avery (Recorder)

Meeting called to order at 2:00 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 **June 15, 2023**

*Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: Patrick Cavanah (CEO); Chris Barnes (Auditor/Controller); Lori Sicard (County Counsel); Kristin Doud (Building/**Planning**); Andy Johnson (GSA – Capital Facilities); Denny Ferreira (**Building**/Planning)*

A Motion was made to approve the PFF Committee Meeting Minutes of **April 20, 2023**.

Motion: Sicard | Second: Johnson | Unanimous (6 | 0) | Abstain: None

B. Discussion Items

1. Update regarding the Large Industrial Investment Incentive application submitted by S2A Modular

S2A Modular had a tentatively approved Incentive Referral application pending submission of additional documentation. S2A Modular provided the previously requested information, which included building plans and permits. However, the square footage of the manufacturing facility may be inaccurate as it includes restrooms, breakrooms, storage, and office space.

Incentive Referral Program applicants can receive a discount up to 50% on fees based on a sliding scale if the square footage is above the 100,000 square foot benchmark. The square footage should not include office space and rooms not accessible to the manufacturing employees. Based on information submitted to the PFF Committee by S2A Modular, its square footage is 102,000 square feet, which includes approximately 4000 square feet that is non-communal. The approximate square footage without the non-communal spaces is 97,000 square feet.

The Auditor-Controller's Office confirmed a check was received from the City of Patterson for a collection of fees. The City of Patterson did not detail the fee paid by the check, nor was there a notation on the check of the fee(s) paid.

CEO's Office will reach out to S2A Modular and request 1) records of proof for permit fees paid to the City of Patterson for the check received by the Auditor's Office, and 2) provide a detailed breakdown of the square footage of the manufacturing facility which does not include non-communal space.

Patrick will send the out the information shared by S2A Modular.

2. Auditor's Report

Unobligated Cash Balance - \$21,600,565.09

The final Auditor's Report is pending. Closing balances for June 2023/July 2023 are still running. A draft report was sent out and should correspond with the final draft. If not, the report will be regenerated.

C. Next Regular Meeting:

- Thursday, September 21, 2023 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:26 p.m.

Submitted by: Michelle Avery, Confidential Assistant IV