

**MERRILL ROAD HOUSING CORPORATION**  
**AGENDA OF THE BOARD OF DIRECTORS MEETING**  
**August 27, 2025**

**Merrill Road Board of Directors Meeting will take place immediately following the  
Housing Authority of the County of Santa Cruz Board of Commissioners Meeting**  
**HOUSING AUTHORITY OFFICES**  
2160 41<sup>st</sup> Avenue, Capitola, CA 95010

1. Roll Call

**MERRILL ROAD BOARD OF DIRECTORS:**

Chairperson Providence Martinez Alaniz	4 year term expires, February 10, 2027
Vice Chairperson Annette Melendrez	4 year term expires, September 29, 2027
Director Ligaya Eligio	2 year term expires, October 18, 2026
Director Carol Berg	4 year term expires, May 21, 2029
Director Silvia Morales	Expires September 1, 2027
Director Andy Schiffirin	4 year term expires, March 17, 2027
Director Richard Schmale	2 year term expires, May 12, 2027

2. Consideration of Late Additions and Changes to the Agenda

3. Consent Agenda

A. Minutes of the June 25, 2025 Meeting

Motion to Approve as submitted

B. Election of Officers

Motion to Approve: The Board of Directors of Merrill Road Housing Corporation elect the same Chairperson and Vice-Chairperson that was elected at the August 27, 2025 Annual Housing Authority of the County of Santa Cruz Board of Commissioners meeting

4. Oral Communications (All oral communications must be directed to an item not listed on this agenda and must be within the jurisdiction of the Board. Presentations must not exceed three minutes in length. The Board will not take action or respond immediately to any Oral Communication presented, but may choose to follow up at a later time or schedule item for a subsequent agenda. The Board may limit the total amount of time allowed for oral communication). Anyone addressing the Board of Directors is asked to complete a card and leave it with the Board secretary so that their names may be accurately recorded in the Minutes.

5. Unfinished Business

6. New Business

7. Adjournment

\*Merrill Road complies with the Americans with Disabilities Act. If you are a person with disabilities and you require special assistance in order to participate, please contact the Board secretary at 831-454-9455, ext. 201 at least 72 hours in advance of the meeting in order to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format. Spanish language translation is available on an as needed basis. Please make arrangements 72 hours in advance by contacting the Housing Authority at 831-454-9455, ext. 280.

MERRILL ROAD HOUSING CORPORATION MINUTES OF THE MEETING HELD JUNE 25, 2025  
AT THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, 2160 41<sup>ST</sup> AVENUE,  
CAPITOLA, CA 95010

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**AGENDA ITEM NO. 1** Roll Call

Chairperson Martinez Alaniz called the meeting to order at 12:03 p.m. Members present Chairperson Martinez Alaniz, Vice Chairperson Melendrez, Directors Berg, Eligio, Morales, Schifffrin and Schmale (Director Melendrez was listed twice on the agenda. This will be revised.)

**Members Absent**

None.

**Staff Present**

Jennifer Panetta, Tom Graham, Aaron Pomeroy and Courtney Byrd of the Housing Authority

**AGENDA ITEM NO.** Consideration of Late Additions or Changes to the Agenda

None.

**AGENDA ITEM NO. 3** Consent Agenda

Chairperson Martinez Alaniz asked for a motion to approve the Consent Agenda unless any Board of Directors or members of the public would like to pull an item from the agenda or have comments/questions on an item.

Director Schifffrin moved for the approval of the Consent Agenda; Director Melendrez seconded the motion and it was passed by the following vote:

AYES: Directors Berg, Eligio, Martinez Alaniz, Melendrez, Morales, Schifffrin and Schmale  
NOES: None  
ABSENT: None  
ABSTAIN: None

Agenda Item 3A. Approved the Minutes of the February 26, 2025 Meeting

Agenda Item 3B. Approved Operating Budget and Schedule of Rental Income for Merrill Road  
Apartments for FY 2025-26

**AGENDA ITEM NO. 4** Oral Communications

None.

**AGENDA ITEM NO. 5** Unfinished Business

None.

MERRILL ROAD HOUSING CORPORATION MINUTES OF THE MEETING HELD JUNE 25, 2025  
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**AGENDA ITEM NO. 6**

New Business

None.

**AGENDA ITEM NO. 7**

Adjournment

The Board of Directors meeting was adjourned at 12:05 p.m.

I hereby certify that these minutes were approved by the Merrill Road Board of Directors, on the  
Twenty Seventh Day of August 2025.

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Chairperson for Merrill Road

ATTEST: \_\_\_\_\_

Secretary for Merrill Road

## AGENDA ITEM SUMMARY

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**MEETING DATE:** August 27, 2025

**ITEM NUMBER:** 3B

**FROM:** Executive Director

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**SUBJECT:** Election of Officers

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**RECOMMENDATION:** The Board of Directors of Merrill Road Housing Corporation elect the same Chairperson and Vice-Chairperson that was elected at the August 27, 2025 Annual Housing Authority of the County of Santa Cruz Board of Commissioners meeting

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### **BACKGROUND SUMMARY:**

Each August, the Board of Directors elects or re-elects a Chairperson and Vice-Chairperson for the next twelve months. It has been the practice of Merrill Road Housing Corporation to elect the same officers as elected for the Housing Authority of the County of Santa Cruz.

**RECOMMENDATION:** The Board of Directors of Merrill Road Housing Corporation elect the same Chairperson and Vice-Chairperson that was elected at the August 27, 2025 Annual Housing Authority of the County of Santa Cruz Board of Commissioners meeting