



Stanislaus Regional Housing Authority

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

MINUTES

Regular Board Meeting
October 9, 2025 12:00 P.M.

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

ROLL CALL:

PRESENT: Commissioner Cheeseman, Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner, Chairperson Estacio

ABSENT: Vice-Chair Schweininger arrived at 12:10pm

OFFICERS: Jim Kruse, CEO
Thomas E. Lewis, General Counsel
Kimberly Ryan, Clerk of the Board/Deputy Director

DIRECTORS' AND/OR AGENCY ADDITION/DELETIONS TO THE AGENDA

The Board approved the amended agenda as presented at the meeting on a motion by Commissioner Cheeseman and seconded by Vice-Chair Schweininger

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

NAYS: None

ASTAIN: None

ABSENT: None

PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

Chairperson Estacio welcomed guests and staff, opened the floor for Public Comment. The Public Comment period was closed when there were no requests to address the Board.

APPROVAL OF MINUTES

On a motion by Commissioner Ploof and second by Commissioner Johnson, the minutes for the Regularly Board Meeting held on September 9, 2025 were approved by a unanimous vote.

INFORMATION/DISCUSSION ITEMS

None

CONSENT CALENDAR:

On a motion by Vice-Chair Schweininger and seconded by Commissioner Cheeseman, the Financial Report, Check Register were approved by a unanimous vote.

On a motion by Commissioner Cheeseman and seconded by Commissioner Johnson, the Annual Audit, was approved by a unanimous vote

On a motion by Vice-Chair Schweininger and seconded by Commissioner Ploof, the Hope Village "Furnishing-a-Home" \$3,000 Sponsorship Opportunity, was approved by a unanimous vote

ACTION AGENDA:

1. **Resolution No. 25-26-01** Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants Vacated from Conventional Public Housing

On a Motion by Commissioner Cheeseman, second by Commissioner Ploof, Resolution 25-26-01 was passed by the following roll call vote:

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

2. **Resolution No. 25-26-02** Resolutions Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts of Tenants Vacated the Units from Farm Labor Program at Ceres, Patterson, Westley and Modesto

On a Motion by Vice-Chair Schweininger, second by Commissioner Cheeseman, Resolution 25-26-02 was passed by the following roll call vote:

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

3. **Resolution No. 25-26-03** Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts of Tenants Vacated from Valley Manor

On a Motion by Vice-Chair Schweininger second by Commissioner Cheeseman, Resolution 25-26-03 was passed by the following roll call vote:

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

4. **Resolution No. 25-26-04** Resolutions Approving the Stanislaus Regional Housing Authority Write-Offs of the Uncollectible Accounts for Tenants Vacated from downey

Terrace, Glendale Annex, Pine Meadows, Kansas House, Kestrel Ridge, Meadow Glen, Miller Point, Palm Valley, Randazzo, Tuolumne Hill, Village One & Grischott Bunkhouse

On a Motion by Commissioner Cheeseman second by Vice-Chair Schweininger, Resolution 25-26-04 was passed by the following roll call vote:

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

5. **Resolution No. 25-26-05** Resolution Approving Stanislaus Regional Housing Authority to Apply for and Accept the Stanislaus County's PLHA and HOME Funding Allocations to Construct, Acquire and/or Rehabilitate Affordable Rental Housing

On a Motion by Vice- Chair Schweininger , second by Commissioner Johnson, Resolution 25-26-05 was passed by the following roll call vote:

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

6. **Resolution No. 25-26-06** Resolution Approving the Contract for Parking Lot Repairs and Sealing for Riverbank Commons.

On a Motion by Vice-Chair Hoek, second by Commissioner Cheeseman, Resolution 24-25-32 was passed by the following roll call vote:

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

7. **Resolution No. 25-26-07** Resolution Approving the Award of Contract for Roof Replacement at the Ceres and Modesto Sites

On a Motion by Commissioner Cheeseman, second by Vice-Chair Hoek, Resolution 25-26-07 was passed by the following roll call vote:

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

ABSTAIN: None
ABSENT: None

8. **Resolution No. 25-26-08** Resolution Approving the Award of Contract for Parking Lot Repairs and Development at 1612 Sisk Road, Modesto, CA.

On a Motion by Commissioner Johnson, second by Commissioner Cheeseman, Resolution 25-26-08 was passed by the following roll call vote:

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

9. **Resolution No. 25-26-09** Resolution Approving a Project Intake From the Funding and the Execution of a Grant Agreement and any Amendments thereto from the 2023 CDBG-DR Mitigation Resilient infrastructure (CDBG-DR MIT) Program

On a Motion by Vice-Chair Schweininger, second by Commissioner Cheeseman, Resolution 25-26-09 was passed by the following roll call vote:

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

CLOSED SESSION

On the motion by commissioner Schweininger and seconded by commissioner Johnson the board entered into closed session at 1:15 PM by unanimous vote.

ACTION TAKEN DURING CLOSED SESSION

After returning to open session, it was announced that the Board took the following Closed Session actions:

On a motion to approve the proposed new salary schedule, which also included the addition of a new position of "Director of Development", by Vice-Chair Schweininger and seconded by Commissioner Cheeseman, this closed session motion was approved by the following roll call vote:

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

EXITED CLOSED SESSION

On the motion by Vice-Chair Schweininger and seconded by Commissioner Cheeseman the board exited the closed session at 1:56 PM by unanimous vote

COMMISSIONERS COMMENTS

None

MEETING ADJOURNED

On a motion by Commissioner Johnosn and seconded by Vice-Chair Hoek the meeting was adjourned at 1:57 pm by unanimous vote.