



Stanislaus Regional Housing Authority

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

MINUTES

Regular Board Meeting
May 14, 2026 12:00 P.M.

The meeting was called to order by Vice-chair Schweininger at 12:01 P.M.

ROLL CALL:

PRESENT: Commissioner Ploof, Commissioner Johnson, Commissioner Uranday,
Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio

ABSENT: Chairperson Estacio
Commissioner Cheeseman- Arrived at 12:28 PM

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

On a motion by Commissioner Johnson and seconded by Commissioner Uranday the agenda, as presented, was approved by a unanimous vote.

PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

During the Public Comment period, the Vice Chair Schweininger welcomed guests and staff and opened the floor for public comment. Representatives from California Rural Legal Assistance (CRLA) provided comments and submitted documentation for the official record. The comments presented pertained to revisions to the Agency Administrative Plan and were related to several of the proposed plan revisions.

Additionally, A. Phillip Lan from Bay Valley Foundation addressed the Board during public comment to provide information regarding programs offered through the Foundation. Mr. Lan also discussed potential partnership opportunities with County agencies and the Housing Authority to assist in providing housing support for students participating in the Foundation's programs.

APPROVAL OF MINUTES

On a motion by Commissioner Johnson and second by Vice-Chair Schweininger, the minutes for the Regular Board Meeting held on April 9, 2026 were approved by a unanimous vote.

INFORMATION/DISCUSSION ITEMS

1. None

CONSENT CALENDAR:

On a motion by Commissioner Johnson and seconded by Commissioner Cheeseman, the consent calendar was approved by a unanimous vote.

ACTION AGENDA:

1. **Resolution No. 25-26-18** Resolution Approving the Stanislaus Regional Housing Authority Public Housing Authority (PHA) Annual Plan Update, Housing Choice Voucher Administrative Plan (Admin Plan), Public Housing Admissions and Continued Occupancy Policy (ACOP), and Authorizing its Submission to the Department of Housing and Urban Development (HUD)

Action Item: This item was withdrawn and not voted on at this meeting to allow staff sufficient time to review and consider public comments. The item will return to the Board at a subsequent meeting following completion of the public comment review process.

2. **Resolution No. 25-26-19** Resolution Approving Required Match Contribution for Abbie Street Project Located at 100 S. Abbie Street, Empire CA

On a Motion by Commissioner Uranday, second by Commissioner Ploof, Resolution 25-26-19 was passed by the following roll call vote:

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

3. **Resolution No. 25-26-20** Resolution Approving Required Match Contribution for the Park Street Cottages Project located at 1143-1145 Park Street, Turlock CA

On a Motion by Commissioner Johnson, second by Commissioner Ploof, Resolution 25-26-20 was passed by the following roll call vote:

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

4. **Resolution No. 25-26-21** Resolution Authorizing the Establishment of a Pool of Pre-qualified Electrical Contractors

On a Motion by Commissioner Johnson, second by Commissioner Cheeseman, Resolution 25-26-21 was passed by the following roll call vote:

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

5. Resolution No. 25-26-22 Resolution Authorizing the Establishment of a Pool of Pre-qualified Unit Make Ready Maintenance Contractors

On a Motion by Commissioner Johnson, second by Commissioner Uranday, Resolution 25-26-22 was passed by the following roll call vote:

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

6. Resolution No. 25-26-23 Resolution Authorizing the Establishment of a Pool of Pre-qualified HVAC Contractors and/or Companies

On a Motion by Commissioner Johnson, second by Commissioner Ploof, Resolution 25-26-23 was passed by the following roll call vote:

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

7. Resolution No. 25-26-24 Resolution Authorizing the Establishment of a Pool of Pre-qualified Unit Trash Out Contractors to Provide Unit Trash Out Services for Various Housing Authority Properties

On a Motion by Commissioner Johnson, second by Commissioner Uranday, Resolution 25-26-24 was passed by the following roll call vote:

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

8. Resolution No. 24-25-25 Resolution Authorizing the Establishment of a Pool of Pre-qualified Plumbing Contractors

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

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

9. Resolution No. 25-26-26 Resolution Authorizing the Establishment of a Pool of Pre-qualified Unit Cleaning Contractors to Provide Unit Cleaning Services for Various Housing Authority Properties

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

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

10. Resolution No. 25-26-27 Resolution Authorizing the Amendment to the Property Management Division Budget to Add the Position of Property Manager

On a Motion by Commissioner Johnson, second by Commissioner Ploof, Resolution 25-26-27 was passed by the following roll call vote:

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

11. Resolution No. 25-26-28 Resolution Approving the Amendment Extending the Intergovernmental Services Agreement Between Stanislaus Regional Housing Authority and the Housing Authority of the City of Riverbank

On a Motion by Commissioner Johnson, second by Commissioner Ploof, Resolution 25-26-28 was passed by the following roll call vote:

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

12. Resolution No. 25-26-29 Resolution Authorizing the Establishment of a Pool of Pre-qualified Contractors to Provide Flooring Services

On a Motion by Commissioner Johnson, seconded by Commissioner Uranday, Resolution 25-26-29 was passed by the following roll call vote:

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

CLOSED SESSION

On a Motion by Commissioner Johnson and Second by Commissioner Ploof the board entered closed session at 1:14 pm by a unanimous vote

On the Motion by Commissioner Johnson and Second by Commissioner Uranday the board exited the closed session at 1:29pm by a unanimous vote

ACTION TAKEN DURING CLOSED SESSION

Non reportable action was taken during closed session

MEETING ADJOURNED

On a motion by Commissioner Cheeseman and seconded by Commissioner Johnson the meeting was adjourned at 1:29pm by unanimous vote.