REGULAR MEETING OF THE BOARD OF COMMISSIONERS
PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
& HOUSING AUTHROITY
HELD IN QUINCY ON SEPTEMBER 15, 2026

ROLL CALL

The meeting is called to order at 9:03 a.m. Chairperson Mimi Hall. Tenant Commissioner Dorene Beam, Commissioner Dwight Ceresola, Commissioner Jeff Engel, Commissioner Kevin Goss, Commissioner Tom McGowan, and Tenant Commissioner Jay Welch were present.

Absent: None.

Executive Director Cindy Ramsey, Finance Director Michelle Majeski, Housing Director Susan Merriman, Low-Income Home Energy Assistance Program Coordinator Nikki Hansen, and Board Secretary Tricia Romandia were also present.

Quorum met.

PLEDGE OF ALLEGIANCE

Chairperson Hall led the Pledge of Allegiance.

ADDITIONS, CORRECTIONS OR DELETIONS TO OR FROM THE AGENDA

Chairperson Hall inquired if there were any additions, corrections, or deletions to or from the agenda.

There were no additions, corrections or deletions to or from the agenda.

APPROVAL OF CLAIMS

Chairperson Hall inquired if there were any questions or comments regarding the claims that were presented for the period of July 17, 2026, through September 10, 2026. There were no comments or questions from the Board.

Claims for the period of July 17, 2026, through September 10, 2026, were presented for approval. There was discussion regarding the Reconstruction Recovery Advisors payment, which was part of the HUD Emergency Roofing grant. Commissioner Engel motioned for approval. Commissioner Goss second the motion. No opposition. Approved.

PCCDC General	$562,958.47	(Checks # 67095 - 67433, Checks #101772 -101842)
USDA Operations	$41,679.24	(Checks # 6375 - 6439)
PCCDC General	$655,705.76	(Direct Deposits #1037159 – 1037579)

APPROVAL OF MINUTES

Chairperson Hall inquired if the Board wanted to discuss the Minutes as of the July 21, 2026, Regular Meeting. There was no discussion from the Board.

The PCCDC Minutes from the Regular meeting of July 21, 2026, were presented to the Board for approval. Commissioner Goss motioned for approval. Chairperson Ceresola second the motion. No opposition. Approved.

PUBLIC COMMENT

Chairperson Hall inquired if there were any public comments from anyone present on the phone or attending by Zoom.

David Arsenault, who lives next door to Valley Heights Apartments on Peppard Flat Road in Quincy, addressed vegetation management at Valley Heights Apartments. He presented a map of the property and informed the Board that he had spoken with the property manager regarding it. There was approximately an acre and a half that had really bad boscage. Besides the fire danger and garbage, he noted that kids smoke up there and homeless people set up camp. He suggested contacting the Plumas Fire Council for possible funding.

Hall informed Arsenault that the Board was not allowed to respond to public comment, but she requested his contact information so the Board could follow up with him separately. In addition, she requested a follow-up report at the next Board meeting.

There were no further public comments from anyone present on the phone or on Zoom.

BOARD OF COMMISSIONERS ANNOUNCEMENTS OR REPORTS

Chairperson Hall inquired if there were any announcements or reports from the Board of Commissioners.

Hall announced that Tenant Commissioner Beam was interested in serving on the Lassen Plumas Sierra Community Action Agency (LPSCAA) Board of Directors to fill the vacant Community Seat.

There were no further announcements or reports.

RESOLUTIONS – None.

DEPARTMENTAL MATTERS

A. Board Governance / Agency Viability

Executive Director Ramsey and Finance Director Majeski presented an overview of the Plumas County Community Development Commission's (PCCDC) current conditions, including the factors that contributed to its current position and the operational strain and capacity limitations affecting its programs. A significant portion of the presentation focused on proper governance and the appropriate operational and governance tiers necessary to support an effective organizational structure, including the distinction between Board-level governance and administrative and operational responsibilities.
The presentation also included a timeline outlining years of requests for intervention and reports of operational deficiencies. Ramsey requested Board direction and a special meeting focused specifically on governance, organizational structure, agency operations, and long-term agency viability.

Low-Income Home Energy Assistance Program Coordinator Hansen expressed appreciation for Majeski and Ramsey's efforts since joining PCCDC, noting their work to improve organization, functionality, and overall operations. Hansen stated that they have addressed longstanding issues, including matters they inherited rather than created, and have demonstrated transparency and a commitment to resolving those concerns.

Hansen expressed concern that the ongoing challenges and lack of adequate direction or assistance have taken a significant toll on the staff involved. She noted that Majeski and Ramsey have frequently had to identify problems, determine appropriate solutions, and work toward resolution with limited support. Hansen stated that she is deeply concerned about PCCDC's future and emphasized the need for the Agency's current challenges to be taken seriously and addressed before they become more difficult to resolve. She spoke in support of her coworkers, PCCDC's programs, and the communities served by the Agency, and requested that appropriate assistance, guidance, and resources be provided to help maintain and strengthen the Agency's operations.

Housing Director Merriman stated she had been working with PCCDC for over 26 years. PCCDC's mission is to assist low-income households to meet their housing needs, provide energy assistance and weatherization services, and create and retain jobs for herself, staff and coworkers. In addition, to support a human service organization thereby making our communities a better place to live. We do so in a professional and caring manner.

PCCDC's programs are important and needed in our community and important to our community members. In regards to the Public Housing, and USDA Housing Merriman oversees, she and her staff were not only committed to PCCDC's programs, but to the residents and their success.

The programs are operated within the budgets given. We do not overspend. We are careful with what we are allowed to use and operate, and as brought up often, we do this with less staff hours. For example, the Wildwood Village Manager works 16 hours per week. Historically, that was 32-hour week position. The work is getting done and PCCDC is in compliance. It shows we have dedication and how much these programs and residents mean to us.

Merriman noted that it is important that with any conversations around what is going on and what is happening that we remember that our programs and our mission as a Housing Authority is to help and house and assist those in need is not forgotten and is not viewed as expendable because of financial restraints. It is the people that we are assisting that are number one and that needs to continue forward.

Chairperson Hall appreciated the outreach and honesty. She recommended scheduling up to a half-day workshop and to have a couple of the Commissioners work with Ramsey and Majeski to organize some goals and outcomes.

Hall emphasized the seriousness of PCCDC's financial and operational challenges and the potential impact on low-income housing in Plumas County. She acknowledged the Board's responsibility for the Agency's long-term sustainability and recognized Ramsey and Majeski for taking on additional responsibilities following the loss of administrative capacity. Hall noted that the current staff did not create the underlying issues and expressed concern about the toll the situation was taking on staff. She stated that the Commission was committed to addressing the challenges facing the Agency.

Majeski stated that the Board may be facing a similar challenge in that it does not yet have a framework for analyzing and monitoring the financial and operational data presented to it. She questioned how information regarding ongoing negative cash flow and continued financial losses should be evaluated, including what the data means, whether current conditions are sustainable, and when intervention may be necessary. Majeski stated that, in addition to a workshop addressing the Agency's longstanding issues and establishing a path forward, the Board should develop a governance framework for evaluating information, determining appropriate action, and monitoring results.

Hall stated that staff should provide the Board with context and a clear explanation of what the information presented means. She noted that the Board cannot develop operational solutions on behalf of staff, but that staff and the

Board should work together to develop recommendations for Board consideration and action. Hall suggested that an ad hoc committee could assist in developing recommendations for consideration at the Special Meeting. She noted that, with a full Commission, an ad hoc committee of three Commissioners could work on these matters while remaining below a quorum.

Ramsey stated that, several years ago, a consultant was brought in to assess PCCDC and concluded that the Agency was not viable; however, no action was taken at that time. She noted that PCCDC has reached out to Executive Directors at other housing authorities and community action agencies for guidance, but the general response has been that you just keep working at it. Ramsey emphasized that there is no simple solution to the Agency's current challenges.

Hall stated that outside input could help the Board and staff identify a path forward by working through PCCDC's mission, priorities, and available resources. She emphasized the importance of identifying the most critical issues to address rather than attempting to resolve all challenges simultaneously. Hall noted that staff need clear direction and support from the governing body regarding which priorities should take precedence and acknowledgment that, given available resources, some responsibilities or activities may need to be reduced or deferred.

Hall expressed concern about the potential loss of key staff and emphasized the importance of establishing a structured process to address the Agency's challenges. She recommended setting a date for the Special Meeting and forming a small group to help organize and prepare for the discussion.

Commissioner Goss motioned to tentatively schedule the Special Meeting for October 9, 2026, from 9:00 a.m. to 12:00 p.m. Commissioners Goss, Hall and Engel volunteered to meet with Ramsey and Majeski prior to the Special Meeting to organize an agenda. Commissioner McGowan second the motion. No opposition. Approved.

The slides from the Board Governance and Agency Viability Presentation are attached.

PROJECTS/PROGRAMS

A. Public Housing Repositioning

Executive Director Ramsey reported that as part of the ongoing RAD/Section 18 repositioning work, staff had been coordinating closely with HUD's Field Office and PCCDC's consultants. During that coordination, it was identified that the Emergency Capital Needs Grant currently funding the roof replacement cannot overlap with a CHAP approval, which is the RAD application.

Because neither HUD nor the consultants flagged this earlier, and to ensure we do not jeopardize the emergency grant, staff formally requested that the RAD application be withdrawn. Currently, PCCDC is on pause in the repositioning process. Once the roof project is fully completed and closed out, PCCDC will re-apply.

CLOSED SESSION

A. Government Code Section 554956.9 (d) Conference with Legal Counsel – Anticipated Litigation / Significant Exposure to Litigation Government Claim #TBD Dated August 18, 20260

Reportable Action:

The claim in question has been rejected.

ADJOURNMENT

The Board adjourned the September 15, 2026, meeting at 9:51 a.m. The next meeting is scheduled on Friday, October 9, 2026, at 9:00 a.m. – 12:00 p.m.

Mimi Hall, Chairperson

Attest:

Tricia Romandia, Board Secretary