MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date: Time: Location:	September 16, 2026 3:00 p.m. 688 West 100 North, Provo, UT 84601

Opening Business

1. **Welcome and Roll Call:** Commissioner Eric Speckhard directed the meeting and welcomed the Board of Commissioners and staff. The meeting started at 3:07 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Commissioner Speckhard, Commissioner Wilson, Commissioner Hemsath, Interim Executive Director Paula Curtis, DED Jessie Oyler, and CFO Shannon Dalley.
   - Excused: Chairperson Martha Wingate, Commissioner Mackay, and Commissioner Gardner.

2. **Approval of Minutes for the PCHA Board Meeting September 16, 2026:** Motion made by Commissioner Hemsath and seconded by Commissioner Wilson. Motion passed 3:0

Public Comment: Ezra Nair attended from the City Council.

Interim Executive Director's Report:

1. **Section 18 Disposition $ RAD Conversion Update:** Paula gave an overview of this process. We have met with and are working with Section 18 Disposition tenants regarding the sale of their unit and relocation with their tenant protection voucher. She shared our relocation efforts in reaching out to utilize pods, extended-stay hotels, living with friends and family, purchasing duplexes, etc. The overall budget for relocation is $3,000,000. We are looking at the most effective and efficient resources/options to utilize. Moving supplies and expenses will be provided to tenants, along with movers. This information and other updates will be provided at a residency meeting in October. Focusing on long-term rehab with essential needs, cabinets, HVAC, landscaping, electrical, plumbing, etc. Planning on closing in December to start the rehab potentially in February 2027.

2. **Staff Engagement:** Jessie shared his DED report. Hiring a Maintenance Facilities Technician. Jessie and Paula attended the Utah Housing Matters conference. Basic first aid training for staff. Disaster readiness and recovery plan proposal shared with Option 3 elected to work on moving forward with community partners, staff, tenants, emergency responders, HUD, etc.

Discussion and Action Items:

1. **Review July 2026 Financials**, presented by Shannon. Commissioner Wilson made a motion to approve, and Commissioner Hemsath seconded. Motion passed 3:0. Shannon shared that 3 commissioners shall constitute a quorum per PCHA bylaws.

2. **Approval of 2027 PHA Annual Plan (Resolution 09-A-2026):** Paula shared our goals (increasing project-based vouchers, RAD project, and streamlining processes) and work with regard to the PHA Annual Plan. Commissioner Hemsath made a motion to approve, and Commissioner Wilson seconded. Motion passed. 3:0.

3. **Occupancy Report:** Informational- 99% occupancy.

Closed Session: No closed session.

Adjourn: Commissioner Wilson made a motion to adjourn the meeting at 3:59 p.m. Commissioner Hemsath seconded the motion. Motion passed 3:0

The next PCHA Board Meeting is scheduled for October 28, 2026, at 3:00 p.m.