**MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS**

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| Date: | July 15, 2026 |
| Time: | 3:00 p.m. |
| Location: | 688 West 100 North, Provo, UT 84601 |

**Opening Business**

1. **Welcome and Roll Call:** Chairperson Martha Wingate welcomed the Board of Commissioners and staff and opened the meeting at 3:08 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Chairperson Wingate, Commissioner Wilson, Commissioner Hemsath, Commissioner Gardner, Interim Executive Director Paula Curtis, and CFO Shannon Dalley.
   - Excused: Commissioner Speckhard and Commissioner Mackay.

2. **Approval of Minutes for the PCHA Board Meeting June 17, 2026:** Motion made by Commissioner Hemsath and seconded by Commissioner Gardner. Motion passed 4:0 approval

**Public Comment:** No Public Comment

**Interim Executive Director's Report:**

1. **Section 18 Disposition & RAD Conversion Update**: Paula reported on an LOI from the Richmond Group and CREA Group, with the Richmond Group being a better investor for us. They were recommended by our title company, Fidelity Title, which has worked with them on various projects. As well, our attorneys, Ballard Spahr and Gillmore Bell, have also worked with them on various projects. With Richmond Group, we will be awarded 85 cents on the dollar for the amount of low-income housing tax credits we receive. The concept call is the next step with HUD. Ballard Spahr had reviewed the agreement with Richmond Group prior to finalizing. We had another resident meeting with regard to RAD and a Resident Advisory Board and had lots of questions that we are addressing with residents the best we can. As an agency with our RAD team, we are planning and exploring the best options for our relocation plan. A preliminary survey was sent out to residents for initial feedback regarding staying with friends and family, storage, and specific feedback. A project manager with GHP has been assigned so that during the rehab construction, the work will not all fall on Dave Dibble to coordinate. The project manager will be on-site during the rehab.

   Housing Authority of Utah County has had a leadership change in its Executive Director position. Jeremy Runia is no longer with their agency. Amber Maxwell is now the Interim Executive Director. We will look to have discussions around re-establishing an interlocal agreement when appropriate.

2. **Staff Engagement:** Paula reported that Zac Hansen, Housing Inspector, has given his resignation. We sent staff to an NSPIRE Inspection training last month, which is great given Zac's exit from the agency. We have had internal interest in filling the Housing Inspector position, met with candidates for interviews, and have elected Greg Hedger to fill the position. He comes from our Maintenance Team. To replace Greg's Maintenance Technician position,

we will create a hybrid Groundskeeper and Maintenance Technician position and consider the best options with Dave Dibble, Facilities Manager.

A success story highlighting the Duenas Family's graduation from the Family Self-Sufficiency Program was shared.

**Discussion and Action Items:**

1. **Review May 2026 Financials**, presented by Shannon. She shared HUD's new cash management details with the Board. Details were sent via email, and hard copies were provided. Commissioner Gardner made a motion to approve, and Commissioner Wilson seconded. Motion passed 4:0

2. **Admin Plan Updates Review: PART IV:** Owner or Family Debts to PCHA. Commissioner Wilson made a motion to approve, and Commissioner Hemsath seconded. Motion passed 4:0.

3. **Fair Cloth Public Housing PIC Removal:** Paula reviewed the parameters with the Board and discussed them.

4. **Canyon View & Maeser PVB Correction:** Paula went over the correction and meaning with the Board and discussed them.

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

**Closed Session:** Commissioner Gardner made a motion to move to a closed session, and Commissioner Hemsath seconded the motion. Motion passed: 4:0. Commissioner Wilson made a motion to move out of closed session, and Commissioner Hemsath seconded the motion. Motion passed 4:0.

**Adjourn**: Commissioner Gardner made a motion to adjourn the meeting at 4:03 p.m. Commissioner Hemsath seconded the motion. Motion passed 4:0

The next PCHA Board Meeting is scheduled for August 19, 2026, at 3:00 p.m.