MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date:	August 19, 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 3:11 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Chairperson Wingate, Commissioner Mackay, Commissioner Wilson, Commissioner Hemsath, Commissioner Gardner, Interim Executive Director Paula Curtis, DED Jessie Oyler, CFO Shannon Dalley, and auditors Sheldon Farnes and Parker Gould.
   - Excused: Commissioner Speckhard

2. **Approval of Minutes for the PCHA Board Meeting July 15, 2026:** Motion made by Commissioner Hemsath and seconded by Commissioner Gardner. Motion passed 5:0

Public Comment: No Public Comment

Interim Executive Director's Report:

1. **2025 Audited Financials- FJ & Associates, PLLC:** Shannon introduced Sheldon Farnes and Parker Gould, who presented the 2025 Audited Financials for PCHA. They went over highlights, reports, controls, and answered questions. Copies were sent out at the meeting by email to all board members. Every 3 years is when PCHA sends out an RFP for auditors. Motion made by Commissioner Mackay to approve the 2025 Audited Financials and seconded by Commissioner Gardner. Motion passed 5:0

2. **Section 18 Disposition & RAD Conversion Update:** Closed on two properties that have been sold. We have been working with families to shuffle them into available units with a new buyer and available public housing units that will be rehabbed. HUD requested that we restructure the scattered sites project; however, we met with them and determined that it was more beneficial to keep them in two separate projects- scattered sites and elevator buildings. We are working to meet the deadline to close, working towards scheduling a concept call with HUD and submitting our financial plan.

3. **Staff Engagement:** Jessie presented the DED report. Greg Hedger is now the Housing Inspector; however, he has had some health issues, and Jessie and staff are filling in while he is out. Ana Torres has moved to the Eligibility Specialist role, and Monique Hartley has been hired in the Office Specialist role. Jessie attended a HUD Disaster Readiness and Recovery training in Kansas City that was beneficial in learning what is needed for a specific plan for PCHA.

Discussion and Action Items:

1. **Review June 2026 Financials**, presented by Shannon. Commissioner Gardner made a motion to approve, and Commissioner Mackay seconded. Motion passed 5:0

2. **Board Pictures:** Jessie will send out an online survey to see what works best for board members.

3. **Staff Performance Evaluations:** Martha proposed revisiting staff yearly increases with year-end bonuses as we are now approaching the 4th quarter end of year.

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

Closed Session: No closed session.

Adjourn: Commissioner Hemsath made a motion to adjourn the meeting at 4:08 p.m. Commissioner Mackay seconded the motion. Motion passed 5:0

The next PCHA Board Meeting is scheduled for September 16, 2026, at 3:00 p.m.