MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date: Time: Location:	April 15, 2026 3:00 p.m. 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 3:05 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Chairperson Wingate, Commissioner Hemsath, Commissioner Gardner, Commissioner Mackay, Commissioner Wilson, Commissioner Speckhard, Interim Executive Director Paula Curtis, CFO Shannon Dalley (via Zoom), and DED Jessie Oyler.

2. **Approval of Minutes for PCHA Special Board Meeting April 1, 2026, and Regular PCHA Board Meeting April 15, 2026:** Motion made by Commissioner Hemsath and seconded by Commissioner Mackay. Motion passed 6:0 approval

Public Comment: No Public Comment

Interim Executive Director's Report:

1. **Update on Leadership Transition**: Paula reported that the transition has been smooth and met with relief by staff. She reported that we've been able to be more involved with the RAD conversion, especially on the leadership side of things. We've also reached out to community partners with regard to the change in leadership.

   RAD and Rehab Bond Application Update: Jessie and Geoff Anderson with GHP presented to the State Bond Application Board on April 8th, and we were approved for $26,000,000 in bonds for our tax credit application and RAD conversion. This meeting was crucial to our funding, and not all projects were approved. The Bond Application Board liked that our project involved scattered sites and was specific to Utah County. Next steps in with the RAD conversion will be to submit our LIHTC application and Financial Plan for HUD approval, hopefully in the Fall, with rehab to start at the beginning of next year. We also continue to meet with the Section 18 Disposition tenants about the Relocation Plan for our scattered sites that we will be selling (20 units). Currently, we are waiting to receive the tenant protection vouchers (TPV) before moving forward. Shannon is in discussion with GHP, Gilmore & Bell, and the Utah County Auditor's office regarding Payment in Lieu of Taxes (PILOT), which is a payment made to the county government to compensate for property tax revenue lost due to tax-exempt ownership or use of real property. This applies to our tax credit application with Utah Housing Corps.

2. **Staff Engagement Update:** We have a new Office Specialist who was recently hired, and we will have a new Housing Choice Voucher Specialist start on April 27th. We will also be promoting an employee to the Low-Income Housing Tax Credit Property Manager position

with Owned Housing at the beginning of next month. New social media platforms on Facebook and Instagram for PCHA. Jessie shared the success of one of our tenants entering NAHRO's sponsored "Poster Contest" of "What Home Means to Me".

Discussion and Action Items:

1. **Review January and February 2026 Financials**, presented by Shannon: Details were sent via email. Shannon is working on the final details to have the new format for financials moving forward, which will be more customizable, coming soon. Commissioner Speckhard made a motion to approve, and Commissioner Gardner seconded. Motion passed 6:0

2. **RAD & Section 18 Blend Financing Plan Resolution:** 04-A-2026. Memo included in Board Packet. Commissioner Mackay made a motion to approve, and Commissioner Gardner seconded. Motion passed 6:0.

3. **Approval of the Submission of the Tax Credit Application Resolution:** 04-C-2026. Commissioner Gardner made a motion to approve, and Commissioner Speckhard seconded. Motion passed 6:0.

4. **Signature Authorization of Interim Executive Director Resolution:** 04-D-2026. Commissioner Speckhard made a motion to approve, and Commissioner Mackay seconded. Motion passed 6:0

5. **Occupancy Report:** Informational- 98% occupancy.

Closed Session:

Adjourn: Commissioner Gardner made a motion to adjourn the meeting at 3:47 p.m. Commissioner Mackay seconded the motion. Motion passed 6:0

The next PCHA Board Meeting is scheduled for May 20, 2026, at 3:00 p.m.