PROVO CITY HOUSING AUTHORITY

MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date:	Wednesday, October 15, 2025
Time:	3:00 p.m.
Location:	688 West 100 North, Provo, UT 84601

Opening Business

1. **Welcome and Roll Call:** Chairperson Wingate welcomed the Board of Commissioners and staff and opened the meeting at 3:04 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Vice Commissioner Michaelann Gardner, Commissioner Wilson (remote), Commissioner Hemsath, Housing Operations Manager Paula Curtis, DED Jessie Oyler, CFO Shannon Dalley, and ED Sarah Van Cleve.

   Excused: Commissioner Speckhard and Commissioner McKay

2. **Approval of Minutes for PCHA Board Meeting September 17, 2025:** Commissioner Gardner made a motion to approve, and Commissioner Hemseth made the second. Motion passed 4:0

Public Comment: There were no public comments.

Executive Team Report:

1. **85N:** Short celebration of the 85N NARHO award for “Innovative design”.

2. **CoC Funds:** PCHA has been the recipient of CoC funds for a program referred to as shelter plus care. For many years, the grant has been renewed. For 2026, Utah State wants to consolidate the CoC and the funds to offset the cost of a new 1300-bed shelter. Utah has struggled with scattered site shelters in the past, which is why there is support for one central shelter. If the change goes through, it will result in a loss of over a million dollars to Utah County. With the government shut down, the grant process is on hold. PCHA will continue to monitor and report any updates.

3. **New Business**: ICARE, we met with the new group, ICARE, which helps people get back on their feet. Hoping to partner with them for our clients on the FSS program as well as HCV families not on FSS.

Discussion and Action Items:

1. FJ & Associates overview of FY24 Audited Financials; No material findings. Auditors' remarks were positive.

2. Review and Approval of August 2025 Financials Motion to approve by Commissioner Hemsath and seconded by Commissioner Gardner. Financials Approved 4:0

3. Resolution to approve the submission of the RAD application. (Reso 10-A-2025 10-B-25). The RAD application is complete. We plan to submit it on October 20th, after a meeting with the city. There may be a delay in the approval due to the government shutdown. Commissioner Garnder and Wilson (approved 4:0).

4. Approval of the 2026 Annual Plan: The annual plan has met the 45-day review period, with no public comments or challenges. Commissioner Hemsath and Gardner (approved 4-0)

5. Geneva Townhomes: These units were being used by Scenic View, but they struggled to keep them leased. We are just adding four two-bedroom units to the PVB mix. We plan to take referrals from outside agencies. Commissioner Garder (approved 4-0)

Adjourn: A motion was made to adjourn the meeting at 4:00 pm. Commissioner Hemsath made the motion, and Commissioner Garnder seconded it. The vote was unanimous, 4:0.

The next meeting will be held on Wednesday, November 19, 2025, at 3:00 pm.