

**PCHA Board Meeting November 2023**  
**Agenda**

**Date: 11/16/2023**

**Time: 4:00pm**

Join Zoom Meeting

<https://us06web.zoom.us/j/84320229053?pwd=UlpoUVlqdlhPdHdqFR2OUZEZlIdGZz09>

Meeting ID: 843 2022 9053

Passcode: 8675309

One tap mobile

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+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Visitors (10 Minute Limit)

**Action Item: Allow Public Comment Time (10 Minutes Maximum per Person)**

Minutes Review

1. October 2023 Minutes (10/19/2023)

## Occupancy Reports

1. November 2023 Newsletter
2. Marketing
3. Past Dues 10/31/2023
4. HUD Monthly OAP Update 11/7/2023
5. HUD Market Conditions Request 10/16/2023 Revised

## Financial Reports

1. Check Registers 10/31/2023
2. Financial Statement 10/31/2023
3. Credit Card Statement 10/27/2023

**Action Item: Approve Consent Agenda – Minutes, Occupancy Reports, Financial Reports**

## Executive Director Report

### Old Business

1. Operating Subsidy FY 2023
2. Capital Fund Program FY 2020
3. Capital Fund Program FY 2021 & 2022
  - **Action Item: Approve Contract Modification #2 with Rody Exteriors**
4. Repositioning
5. Pam Simpson PHA Audit FY 2022
6. PHA Wide Storm Damage 6/29/2023
7. Operating Subsidy FY 2024
  - **Action Item: Approve HUD 52722 & 52723 Forms for FY 2024 Op Sub**
8. IDES Data Sharing Agreement
9. AHRMA Auto & Property Claim 10/3/2023
10. HVAC Replacement Landess Terrace Community Building

### New Business

1. Board Meeting Schedule FY 2024
  - **Action Item: Approve PHA Board Meeting Schedule for FY 2024**
2. Illinois Paid Leave For All
  - **Action Item: Approve 40 Hours Paid Leave For All PHA Staff**
3. Executive Director Contract FY 2024 – 2026
  - **Action Item: Approve Executive Director Contract Renewal FY 2024 – 2026**
4. PHA Staff COLA FY 2024
  - **Action Item: Approve PHA Staff COLA for FY 2024**
5. PHA Staff Annual Performance Bonuses FY 2023
  - **Action Item: Approve PHA Staff Annual Performance Bonuses for FY 2023**

Closed Session

- **Action Item: Enter Closed Session (If Necessary)**

Adjournment

- **Action Item: Adjourn Board Meeting**

