

PCHA Board Meeting September 2024
Agenda

Date: 9/25/2024

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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+13092053325,,84320229053#,,,,*8675309# US

Dial by your location

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+1 646 931 3860 US

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+1 305 224 1968 US

+1 646 876 9923 US (New York)

+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)

+1 360 209 5623 US

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

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Visitors (10 Minute Limit)

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

Minutes Review

1. August 2024 Minutes (8/22/2024)

Occupancy Reports

1. September 2024 Newsletter
2. Marketing & Metrics
3. Past Dues 8/31/2024
4. Tenant Mold Complaints
5. PCI Annual Merchant Compliance 2024 – 2025
6. Illinois Drug Overdose Prevention
7. DOJ Crime Free Notice
8. HUD Tenant Complaint
9. HUD Occupancy Deep Dive
10. HUD Monthly OAP Update 9.10.2024

Financial Reports

1. Check Registers 8/31/2024
2. Financial Statement 8/31/2024
3. Credit Card Statement 8/27/2024

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

Executive Director Report

Old Business

1. Operating Subsidy FY 2024
2. Capital Fund Program FY 2020
3. Capital Fund Program FY 2021
4. Capital Fund Program FY 2022
5. Capital Fund Program FY 2023
Action Item: Review and approve Eggemeyer Associates CFP 2023 fee letter by resolution barring any modifications are needed
6. Capital Fund Program FY 2024
Action Item: Review and approve CFP 2024 Annual Statement revision by resolution
7. Barrale Renshaw Audit FYE 12/31/2023
Action Item: Review and approve PHA's FYE 12/31/2023 audit as prepared by Barrale Renshaw including supporting pages such as SAS, MD&A, CFP 2020 & 2021 grant closeouts by resolution
8. Operating Subsidy FY 2025
9. IL EPA Baylis Wastewater Site Inspection

New Business

1. IL EPA NPDES Permit Renewal
2. AHRMA Insurance FY 2025

3. Sny Island Levee Drainage District Assessment Increase
4. Pitney Bowes Postage Meter Renewal FY 2024 – 2027
5. MSC Legal Services Issues

Closed Session

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

Adjournment

- **Action Item: Adjourn Board Meeting**

