

PCHA Board Meeting September 2025

Agenda

Date: 9/18/2025

Time: 4:00pm (Central Time)

Location: PCHA Office, 838 Mason Street, Barry, IL 62312 & Zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/81485255147?pwd=ADc75L91gwQtl0MfaFidiK7G5lnWbH.1>

Meeting ID: 814 8525 5147

Passcode: 059657

One tap mobile

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Visitors (10 Minute Limit)

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

Minutes Review

1. August 2025 Minutes (8/21/2025)

Occupancy Reports

1. September 2025 Newsletter
2. Marketing & Metrics
3. Past Dues 8/31/2025
4. Community Action Partnership of Central IL
5. HUD VAWA Forms Update NHLP
6. HUD Inflation Adjustments FY 2026
7. HUD Monthly OAP Update 9/11/2025

Financial Reports

1. Check Registers 8/31/2025
2. Financial Statement 8/31/2025
3. Credit Card Statement 8/27/2025
4. ELOCCS Obligated & Expended 9/4/2025
5. Hawkins Ash Financial Statements 1/31/2025
6. Hawkins Ash Financial Statements 2/28/2025
7. Hawkins Ash Financial Statements 3/31/2025
8. Hawkins Ash Financial Statements 4/30/2025
9. Hawkins Ash Financial Statements 5/31/2025

10. Hawkins Ash Financial Statements 6/30/2025
11. AHRMA FY 2025 Corrected Declarations

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

Executive Director Report

Old Business

1. Operating Subsidy FY 2022
2. Operating Subsidy FY 2025
3. Operating Subsidy FY 2026
4. Capital Fund Program FY 2023
Action Items: 1. Approve CFP 2023 Annual Statement Revision #3 by Resolution
2. Approve CFP 2023 Grant for Closeout Process by Resolution
5. 5-Year PHA Plan 2026 – 2030
6. Repositioning
7. IL EPA NPDES Permit Renewal
8. Laundry Services Changeover FY 2025
9. Request for Qualifications – Legal Services
Action Item: Approve Mahoney, Silverman & Cross, LLC. Proposal for Legal Services 10/1/2025 – 9/30/2028 by Motion
10. Noelle Flesner Re-Appointment

New Business

1. AHRMA Insurance FY 2026
2. Request for Qualifications – Architectural & Engineering Services
3. HUD Fair Market Rents & Flat Rent Policy FY 2026
Action Items: 1. Approve HUD FY 2026 Fair Market Rents by Resolution
2. Approve PCHA FY 2026 Flat Rent Policy as Draft by Resolution
4. PCHA Online Applications
Action Item: Approve use of DocuSign for Online Portion of PHA Application Process by Resolution

Closed Session

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

Adjournment

- **Action Item: Adjourn Board Meeting**