

**Pike County Housing Authority
Board Meeting Minutes
January 2026**

The monthly scheduled Board Meeting of the PCHA Board of Commissioners was held on Thursday, January 15th, 2026. The meeting was held via a combination of in person and Zoom. All attendance details were furnished to the public by a posted agenda on the door at the main PCHA office and also posted on the PCHA website www.pikehousing.com.

The meeting was called to order at 4:01 pm with no guests in attendance.

Members present:

Commissioner: Mark Pulliam
Executive Director: Chris Bruns
Executive Assistant: Tonya Kirk
Commissioner: Noelle Flesner
Vice Chair: Leslie Henry

Members absent:

Chair: Cindy Prentice

Minutes Review:

A review of the December 2025 Regular Session Minutes occurred. There were no corrections or changes recommended.

Occupancy Reports:

A review of the January 2026 Occupancy Reports occurred next. There were no questions or concerns raised.

Financial Reports:

A review of the December 2025 Financial Reports occurred next. There were no questions or concerns raised.

At this time, Noelle F. motioned to accept the consent agenda of the December 2025 Regular Session Minutes, January 2026 Occupancy Reports, and December 2025 Financial Reports. Motion seconded by Mark P.

Voice vote was as follows:

Leslie H.: Aye
Mark P.: Aye
Noelle F.: Aye

Old Business

1. Operating Subsidy FY 2026. On 12/24/2025, HUD made available \$250,095.00 in funding for the PHA's Op Sub FY 2026 grant. This figure represents 5 months and 1 week of 2026. On 1/5/2026, Chris B. drew down \$50,019.00 for January 2026. In reviewing the initial eligibility, HUD is currently providing funds at an 86% proration level.
2. Capital Fund Program FY 2023. On 10/1/2025, Chris B. began the closeout process for the PHA's Cap Fund Program FY 2023 grant in EPIC. In attempting that he ran in to technical difficulties with the full expenditure of the grant not being shown. The Federal Government then went into shutdown which prevented the PHA from receiving technical assistance on the issue. On 1/12/2026, Naitik P. from HUD reached out to assist. Naitik P. eventually had to delete the original closeout submission and had Chris B. resubmit the closeout. This did the trick and the closeout was submitted with Naitik P. then approving the submission pending audit review.
3. 5-Year PHA Plan 2026 – 2030. The PHA finalized the submission for the 5-Year PHA Plan 2026 – 2030 in September 2025. It has been under HUD review since that time and on 12/17/2025, HUD provided final approval of the 5-Year PHA Plan. Barring any revisions, it will not be necessary to submit another plan until 2030.
4. Operating Budget Revision FY 2025. Last month, the PHA Board ratified the PHA Budget Revision for FY 2025 as prepared by Hawkins Ash. Upon

going to upload the resolution in the portal, Chris B. discovered he had to create an electronic submission for the resolution. The submission mirrored the resolution that was ratified and signed at the meeting. The portal is set to automatically accept the budget resolutions upon submission.

5. Operating Budget FY 2026. Last month, the PHA Board accepted the PHA Budget for FY 2026 as prepared by Hawkins Ash. Upon going to upload the resolution in the portal, Chris B. discovered he had to create an electronic submission for the resolution. The submission mirrored the resolution that was ratified and signed at the meeting. The portal is set to automatically accept the budget resolutions upon submission.
6. AHRMA Insurance FY 2026. In November 2025, the PHA Board accepted the quote from AHRMA for its FY 2026 insurance coverages. The initial quarterly payment for the FY 2026 coverages was sent last month, which locked in the policies for the PHA. As a result of that, AHRMA has now provided all of the renewal coverage documents for the PHA files.
7. Repositioning. Not a lot for this section. On 12/26/2025, Chris B. received an email from a Brittney Emerick from the City of Pittsfield inquiring about the PHA's plans for repositioning. Chris B. responded with the details about the PHA's intentions and has not received any further inquiries. Now that the end of year items are done, Chris B. is planning on submitting the 2nd demolition application in the next week.
8. IL EPA NPDES Permit Renewal. Last year, the PHA's NPDES permit with IL EPA was renewed. As a result of that, IL EPA has provided an assistance guide for the permit on where to file reports, what reports to file, and when the schedule the reports are due. This package was forwarded to Bainter Environmental for their records.
9. Request for Proposals – Fee Accounting FY 2026 – 2028. On 12/10/2025, the PHA began advertising for proposals for fee accounting services to begin with FY 2026 and run through FY 2028 at the minimum. Proposals were due in no later than 1/12/2026 by 1:00pm. Ultimately, one proposal

was received which was from the PHA's current provider Hawkins Ash. Chris B. recommends accepting the Hawkins Ash proposal as provided.

Resolution 2026-1

At this time, Noelle F. resolved to approve the Accounting Proposal FY 2026-2028 and potential renewals. Resolution seconded by Mark P.

Voice votes as follows:

Leslie H.: Aye

Mark P.: Aye

Noelle F.: Aye

New Business

1. PHA Flat Rents FY 2026. In November 2025, the PHA Board accepted the Fair Market Rents, Small Area Fair Market Rents, and Flat Rent Policy for FY 2026. In December, the PHA Board accepted the Utility Allowances as prepared by Johnson Controls for FY 2026. Now that the two separate components are complete, the PHA can combine them to produce the PHA's Flat Rents for FY 2026. The flat rents went up for high earning households across the PHA's portfolio anywhere from \$28 to \$57 per month depending on bedroom size and location. These do not need to be accepted as the PHA Board has already accepted the separate pieces that constitute the flat rents.
2. Cyber Awareness Training FY 2026. Each year, the Department of Defense publishes an online course designed to enhance cyber security and prevent exposure and unauthorized access to confidential materials. All office staff and Josh H. complete the course each year.
3. EIV Training FY 2026. Each year, all office staff refresh themselves on use of the HUD Enterprise Income Verification (EIV) system. They then

complete a self-attestation that they understand the use of the system and agree to the terms and conditions of its use.

4. IES Training FY 2026. Each year, all office staff refresh themselves on use of the State of Illinois Integrated Eligibility System (IES). They then complete a HIPAA & Certificate of Understand form for continued use of the system and agreement on use of the system.

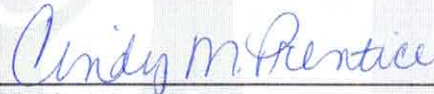
At 4:21 p.m., there were no further topics for discussion and so it was called for a motion by Noelle F. to adjourn the Board Meeting. Motion seconded by Mark P.

Voice votes as follows:

Mark P.: Aye
Noelle F.: Aye
Leslie H.: Aye



Chris Bruns
Executive Director / Secretary
Pike County Housing Authority
02/12/2026



Cindy Prentice
Board Chair
Pike County Housing Authority
2/12/2026

Pike County
Housing Authority