

Peoria Housing Authority

Moving Families Forward

OFFICE	NAME	APPOINTED	EXPIRES
Chairman	Kadar Heffner	3/12/2019	06/30/2027
Vice Chair	Larry Ivory	06/01/24	06/30/2027
Treasurer	Briggett Carter-Meachem	05/13/2025	06/30/2026
Secretary	Ciaron Graham	03/11/2025	06/30/2028
Commissioner	Robert Culp	09/14/2027	06/30/2027
Resident Commissioner	John Ray Jones	04/11/2023	06/30/2026

PEORIA HOUSING AUTHORITY - BOARD OF COMMISSIONERS

PUBLIC NOTICE

Thursday, January 29th, 2026 at 4:30 P.M. Peoria Housing Authority
Administration Building 100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/84830821688?pwd=mAorLaWydxNy2Ckz6f5gTaDUg69pK7.1>

Meeting ID: 848 3082 1688

Passcode: 594833

Dial by Location: 312-626-6799 US (Chicago)

Peoria Housing Authority

Moving Families Forward

The public is welcome to attend in-person or electronically via Zoom.

PEORIA HOUSING AUTHORITY – BOARD OF COMMISSIONERS

SPECIAL MEETING

Thursday, January 29th, 2026 @ 4:30 P.M.

AGENDA

- I. OPENING OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
- II. ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. COMMUNITY COMMENTS
- IV. APPROVAL OF THE 2025 CLOSED SESSION MINUTES (**ACTION ITEMS**)
- V. RESOLUTIONS
 - a. **RESOLUTION 12926-01** APPROVAL TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH BRINSHORE DEVELOPMENT, LLC. FOR THE REPOSITIONING AND REDEVELOPMENT OF RIVERWEST NEW SOUTH TOWN, RIVERWEST LEASE TO PURCHASE, RIVERWEST HOMEOWNERSHIP, AND RIVERWEST SOUTH
 - b. **RESOLUTION # 12926-02** APPROVAL TO AWARD CONTRACT WITH DIRECT ENERGY AS THE ELECTRIC PROVIDER FOR PHA PROPERTIES: STERLING TOWERS, PHA ADMIN BUILDING, HARRISON HOMES, AND FRANK CAMPBELL COMMUNITY BUILDING TO LOCK IN A PRICE OF 0.099810 OVER THREE YEARS.

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- c. **RESOLUTION # 12926-03** APPROVAL TO AWARD CONTRACT WITH MANSFIELD ENERGY AS THE GAS PROVIDER FOR PHA PROPERTIES: STERLING TOWERS, PHA ADMIN BUILDING, HARRISON HOMES, AND FRANK CAMPBELL COMMUNITY BUILDING TO LOCK IN A PRICE OF 0.5089 OVER THREE YEARS.
- d. **RESOLUTION NO. 01292026-04** APPROVAL TO EXECUTE THE NEW CBA UNION TRADES CONTRACT.
- e. **PHADC: RESOLUTION 12926-01** APPROVAL TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH BRINSHORE DEVELOPMENT, LLC. FOR THE REPOSITIONING AND REDEVELOPMENT OF RIVERWEST NEW SOUTH TOWN AND RIVERWEST SOUTH

VI. CLOSED SESSION- 5 ILCS 120/2(c) (if necessary)

- a. **5 ILCS 120/2(c)(1)** - the appointment, employment, compensation, discipline performance or dismissal of specific employees.
- b. **5 ILCS 120/2(c)(2)** - collective negotiating matters.
- c. **5 ILCS 120/2(c)(11)**- Litigation
- d. **5 ILCS 120/2(c)(21)**- Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

VII. ADJOURNMENT OF THE CLOSED MEETING

VIII. ADJOURNMENT OF THE REGULAR MEETING

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Chairman	Kadar Heffner	3/12/2019	06/30/2027
Vice Chair	Larry Ivory	06/01/24	06/30/2027
Treasurer	Briggett Carter-Meachem	05/13/2025	06/30/2026
Secretary	Ciaron Graham	03/11/2025	06/30/2028
Commissioner	Robert Culp	09/14/2027	06/30/2027
Resident Commissioner	John Ray Jones	04/11/2023	06/30/2026

PEORIA HOUSING AUTHORITY - BOARD OF COMMISSIONERS

PUBLIC NOTICE

Thursday, January 29th, 2026 at 5:00 P.M. Peoria Housing Authority
Administration Building 100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/85803442007?pwd=R0HCQnsUTTp582cQFEMuizqjDDyRG.1>

Meeting ID: 858 0344 2007

Passcode: 140314

Dial by Location: 312-626-6799 US (Chicago)

Peoria Housing Authority

Moving Families Forward

The public is welcome to attend in-person or electronically via Zoom.

PEORIA HOUSING AUTHORITY – BOARD OF COMMISSIONERS

ANNUAL MEETING

Thursday, January 29th, 2026 @ 5:00 P.M.

AGENDA

- I. OPENING OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
- II. ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. COMMUNITY COMMENTS
- IV. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD CHAIRPERSON
- V. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD VICE-CHAIRPERSON
- VI. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD SECRETARY
- VII. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD TREASURER
- VIII. APPOINTMENT OF STANDING COMMITTEES
- IX. SIGNING OF REQUIRED DOCUMENTS
- X. YEARLY SCHEDULE
- XI. ADJOURNMENT OF THE REGULAR MEETING

Peoria Housing Authority

Moving Families Forward

OFFICE	NAME	APPOINTED	EXPIRES
PRESIDENT	Kadar Heffner	3/12/2019	06/30/2027
VICE PRESIDENT	Larry Ivory	06/01/24	06/30/2027
TREASURER	Briggett Carter-Meachem	05/13/2025	06/30/2026
SECRETARY	Ciaron Graham	03/11/2025	06/30/2028
DIRECTOR	Robert Culp	09/14/2027	06/30/2027
DIRECTOR	John Ray Jones	04/11/2023	06/30/2026

PEORIA HOUSING AUTHORITY DEVELOPMENT CORPORATION - BOARD OF DIRECTORS

PUBLIC NOTICE

Thursday, January 29th, 2026 at 5:30 P.M. Peoria Housing Authority
Administration Building 100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/81556277237?pwd=2aF5LjDq80obZyMlBY6Nks02Eb7Pb.1>

Meeting ID: 815 5627 7237

Passcode: 487570

Dial by Location: 312-626-6799 US (Chicago)

Peoria Housing Authority

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PEORIA HOUSING AUTHORITY – BOARD OF DIRECTORS

ANNUAL MEETING

Thursday, January 29th, 2026 @ 5:30 P.M.

AGENDA

- I. OPENING OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
- II. ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. COMMUNITY COMMENTS
- IV. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD PRESIDENT
- V. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD VICE-PRESIDENT
- VI. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD SECRETARY
- VII. CONSIDERATION, DISCUSSION AND APPOINTMENT OF BOARD TREASURER
- VIII. APPOINTMENT OF STANDING COMMITTEES
- IX. SIGNING OF REQUIRED DOCUMENTS
- X. YEARLY SCHEDULE
- XI. ADJOURNMENT OF THE REGULAR MEETING