

**MINUTES
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, FEBRUARY 19, 2025, AT 5:30 P.M. AT
6327 RIVERS AVENUE AND VIA ZOOM**

The meeting of the members of the Board of North Charleston Housing Authority was held at 6327 Rivers Avenue, North Charleston, SC 29406 and via Zoom on Wednesday, February 19, 2025, at 5:30 p.m.

The news media was given notice of the date, time, place, and agenda of the Regular Meeting, along with the Municipal Clerk of the City of North Charleston through transmission of the notice and agenda attached hereto more than twenty-four hours in advance of the Regular Meeting.

Roll Call: The meeting was called to order at 5:32 p.m. by Chairperson Baxter on roll call the following members were present.

Chairperson Baxter
Vice-Chairperson Loesel
Commissioner Champion-McCune
Commissioner Logan arrived at 5 :34 p.m.
Commissioner Thrower
Quiana Abney, Acting Secretary

Also present: Blake Allgayer, Juvelle Carter and Michelle Williams (NCHA)
Tanya Locklair, Theresa McCarthy and Sherrod Banks, Banks Law Firm

Ms. Michelle Williams, Payroll and Financial Operations for North Charleston Housing Authority was introduced to the Board of Commissioners.

Invocation: -was given by Quiana Abney.

- a. **Minutes:-** Commissioner Thrower made a motion to approve minutes for Regular Meeting, December 18, 2024, and Annual Meeting, January 8, 2025. The motion was seconded by Vice-Chairperson Loesel. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Champion-McCune, Commissioner Logan and Commissioner Thrower. Voting Nay: None

Consent Agenda:-

- a. **Section 8 Report**-Blake Allgayer gave an overview of the January 2025 Report that was included in the Board packet. Mr. Allgayer informed the Board that North Charleston Housing Authority is no longer in shortfall. North Charleston Housing Authority Staff will be meeting in the upcoming week to discuss the 2-year tool that was given by HUD. North Charleston Housing Authority will plan on how the agency will move forward with issuing vouchers.
- b. **Finance Report**-Michell Williams gave an overview of the January 2025 Financial Report included in the Board packet.
- c. **Property Management Report**- Juvelle Carter gave an overview of January 2025 Property Management Report included in the Board packet.
- d. **Executive Summary**-Quiana Abney gave an oral report. North Charleston Housing Authority received a Pending Suspension and Debarment Letter for Alston Lake Apartments. North Charleston Housing Authority will have until March 3, 2025, to correct all audit findings and to resubmit to SC Housing. Barony Apartments will need to replace fire extinguishers at Phoenix Apartments. Premier was given a deadline of March 27, 2025, to be in compliance with the insurance policy.

The Board of Commissioners would like for North Charleston Housing Authority to proceed with the IFB. For Roofing for Alston Lake Apartments and Birchwood Apartments.

Vice-Chairperson Loesel made a motion to approve the consent agenda. Motion seconded by Commissioner Logan. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Champion-McCune, Commissioner Logan and Commissioner Thrower. Voting Nay: None

Consideration Agenda: No items for Consideration Agenda.

Old Business:-

- a. Eagle Landing Update-Chairman Baxter reported that Sarah Jones-Anderson with Brinshore Developer is currently working on submitting a Tax Credit Application for Eagle Landing. The due date is March 15, 2025. North Charleston Housing Authority and The City of North Charleston had a conference call earlier in the month to discuss Eagle Landing. Chairman Baxter, Vice-Chairperson Loesel, Quiana Abney and Sherrod Banks were in attendance.
- b. Horizon Village Update-Horizon Village Sign-The Board would like to see an actual physical plan from the School Board. The Board would also like to receive documentation detailing the actual amount that was paid by North Charleston Housing Authority in legal fees regarding the HOA and the amount spent regarding the Horizon Village Sign.

New Business: -No new business to discuss.

Personnel:-Chairman Baxter made a motion to enter into executive session for the purpose of discussing an employment contract for executive director. Commissioner Logan. Motion seconded by Commissioner Logan. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Champion-McCune, Commissioner Logan and Commissioner Thrower. Voting Nay: None

Entered into executive session at 6:04 p.m. and returned at 7:16 p.m. with no decision reached.

Commissioner Logan made a motion to adjourn the Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority. Motion seconded by Commissioner Thrower. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Champion-McCune, Commissioner Logan and Commissioner Thrower. Voting Nay: None

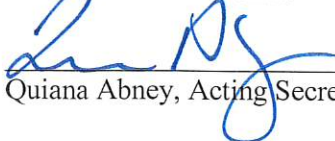
The Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 7:16 p.m.

Minutes prepared by Quiana Abney.

Approved:



Jeff Baxter, Chairman
Board of Commissioners



Quiana Abney, Acting Secretary