

**MINUTES
ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, JANUARY 14, 2026, AT 5:30 P.M.**

The members of the Board of North Charleston Housing Authority's meeting was held at 6327 Rivers Avenue, North Charleston, SC 29406 on Wednesday, January 14, 2026, at 5:30 P.M.

The news media was given notice of the date, time, place and agenda of the Annual 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 Annual Meeting.

Roll Call: The meeting was called to order at 5:30 p.m. by Chairperson Baxter on roll call the following members were present.

Chairperson Baxter
Vice-Chairperson Loesel
Commissioner Logan
Commissioner Thrower
Quiana Abney, Secretary

Absent: Commissioner Curry and Commissioner Jefferson

Also present: Blake Allgayer, Michelle Williams and Quiana Abney, North Charleston Housing Authority
Tanya Locklair and Sherrod Banks, Banks Law Firm

Invocation: -was given by Quiana Abney.

2025 Audit Report: Derrick Barker with Smith and Marion gave an overview of North Charleston Housing Authority's Audit Report. Mr. Barker reported that North Charleston Housing Authority only had one finding-Checks received from tenants at properties must be deposited within 3 days of receipt. North Charleston Housing Authority implemented a policy that all checks must be deposited within 3 days and purchased check scanners for properties.

Election of Officers:-

Chairperson-Commissioner Baxter opened the meeting for nominations. Commissioner Thrower made a motion to nominate Commission Loesel. The motion was seconded by Commissioner Logan. Commissioner Loesel received three votes (Commissioner Thrower, Commissioner Baxter and Commissioner Logan). Commissioner Loesel was announced as Chairperson.

Vice-Chairperson-Commissioner Baxter opened the nominations for Vice-Chairperson. Commissioner Loesel made a motion to nominate Commissioner Baxter. The motion was seconded by Commissioner Logan. Commissioner Baxter received three votes (Commissioner Thrower, Commissioner Loesel, and Commissioner Logan). Commissioner Baxter was announced as Vice-Chairperson.

Chairperson Loesel proposed the board meetings time change from 5:30 p.m. every 3rd Wednesday of the month to 4:00 p.m. every 3rd Wednesday of the month. This item was tabled to the next board meeting.

Public Statement: - No: None

Minutes:- No minutes for approval.

Consent Agenda:-

- a. **Section 8 Report-** Blake Allgayer gave an overview of the December 2025 Report that was included in the Board Packet. Ms. Abney reported that North Charleston Housing Authority is currently

monitoring the budget closely to reduce spending NCHA has implemented the following until further notice: Billing for all Port-In Vouchers, placing a freeze on issuance of S8 vouchers and Choice Mobility Vouchers.

- b. **Property Management Report**- Quiana Abney gave an overview of December 2025 Report that was included in the Board Packet. Ms. Abney reported that Alston Lake Apartments will be opening the 3-Bedroom LIHTC Waiting list on January 26, 2026.
- c. **Finance Report**- Michelle Williams gave an overview of the December 2025 Financial Report that was included in the Board Packet.
- d. **FSS Report**-Quiana Abney gave an overview of the December 2025 FSS Board Report that was included in the Board Packet. Ms. Abney reported that FSS will be working with all Zero Income Participants.
- e. **Executive Director Report**- Quiana Abney gave an overview of the December 2025 Executive Report that was included in the Board Packet.

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

Committee Meetings:

- a. **Development Committee Meeting**: Vice-Chairman Baxter and Quiana Abney gave a presentation to the City of North Charleston regarding the Moral Bond Obligation.
- b. **Property Management Committee**: J.H.W will begin Phase 1 Unit-turns this week of the off-line units at Horizon Village.
- c. **HR Committee**: No items to discuss.

Consideration Agenda: No items to discuss under Consideration agenda.

Old Business:-

- a. **Eagle Landing Update**- Brinshore Development, LLC is wanting to resubmit a pre-application for the 2026 9% Tax Credit Application for Eagle Landing on February 13, 2026. Ms. Abney will schedule a meeting for discussion.
- b. **Horizon Village Update**- Commissioner Thrower made a motion to enter into executive session for the purpose of discussing third-party management. Motion seconded by Commissioner Logan. Upon roll call the vote was as follows: Voting Yea: Chairperson Loesel, Vice-Chairperson Baxter, Commissioner Logan, and Commissioner Thrower. Voting Nay: None

Entered executive session at 6:20 p.m. and returned at 6:32 p.m. with no decision reached.

New Business:- No new business to discuss.

Personnel:- North Charleston Housing Authority is currently seeking a Lead Maintenance Technician, Maintenance Technician and a Coordinator of Administrative Services/Executive Assistant.

There being no further business to be brought before the Board of Commissioners of the North Charleston Housing Authority Commissioner Thrower made a motion to adjourn. Motion seconded by Commissioner

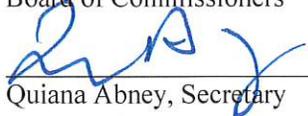
Logan. Upon roll call the vote was as follows: Voting Yea: Chairperson Loesel, Vice-Chairperson Baxter, Commissioner Logan, and Commissioner Thrower. Voting Nay: None

The Annual Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 6:34 p.m.

Approved:



Lisa Loesel, Chairperson
Board of Commissioners



Quiana Abney, Secretary