

MINUTES
REGULAR BOARD MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, FEBRUARY 18, 2026, AT 12:00 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 18, 2026, at 12:00 p.m.

The news media was given notice of the date, time, place, and agenda of the Regular Board 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 12:04 p.m. by Chairperson Loesel and the following members were present.

Invocation: was given by Quiana Abney

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

Absent: Commissioner Logan, Commissioner Jefferson. And Commissioner Curry.

Also present: Rhonda R. Scott, Michelle Willaims, Blake Allgayer North Charleston Housing Authority, Tanya Locklair and Sherrod Banks, Banks Law Firm.

Public Statement: Elizabeth Pompey resides at Birchwood Apartments signed up for public statement. Ms. Pompey's vehicle was towed due to the current Parking Policy at Birchwood Apartments. Ms. Pompey requested to address the Board of Commissioners to receive a clear understanding of the Parking Policy and to see consistency. Ms. Quiana Abney explained the Parking Policy to Ms. Pompey for Clarification.

Minutes: Commissioner Thrower made a motion to approve minutes for Minutes-December 17, 2025-Regular Meeting, January 14, 2026-Annual Meeting, and Special- February 10, 2026.

(Correction on February 10, 2026 -Minutes under New Business, Revised By-Laws. Commissioner Thrower made a motion to change the time of the Board of Commissioners' regularly scheduled meeting from 5:30 p.m. to 12:00 p.m. Motion was seconded by Vice-Chairperson Baxter. Upon roll call the vote was as follows: voting Yeas: Chairperson Losel, Vice-Chairperson Baxter, Commissioner Thrower, Commissioner Curry and Commissioner Jefferson).

Motion was seconded by Vice-Chairperson Baxter. Upon roll call the vote was as follows: voting Yeas: Chairperson Losel, Vice-Chairperson Baxter, and Commissioner Thrower. Voting Nays: None

Consent Agenda

- a. **Section 8 Report** – Blake Allgayer gave an overview of the January 2026 Report that was included in the Board Packet.
- b. **Property Management Report**- Quiana Abney gave an overview of January 2026 Report that was included in the Board Packet
- c. **Finance Report**- Michelle Williams gave an overview of January 2026 Financial Report that was included in the Board Packet.
- d. **FSS Report**- Quiana Abney gave an overview of January 2026 FSS Report that was included in the Board Packet.

- e. **Executive Director Report-** Quiana Abney gave an overview of the January 2026 Executive report that was included in the Board Packet.

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

Committee Meetings

Development Committee: Upcoming workshop scheduled March 02, 2026.

Property Management Committee: Vista Capital Management will assume the role as third-party Management for Barony at Horizon Village, The Manor at Horizon Village and Phoenix Apartments on April 1, 2026.

HR Committee: No items to discuss

Consideration Agenda: No items to discuss under Consideration agenda.

Old Business

- a. Eagle Landing Update-North Charleston Housing Authority issued a default letter to Brinshore Development.
- b. Horizon Village Update-J.H.W. Enterprise is currently performing Phase 1 Unit turns at Horizon Village.

New Business: No New Business to discuss.

Personnel: No personnel to discuss.

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

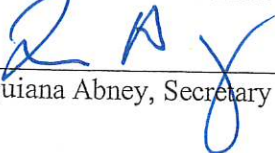
The Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 12:41 p.m.

Minutes prepared by Rhonda R. Scott.

Approved:



Lisa Loesel, Chairperson
Board of Commissioners


Quiana Abney, Secretary