

**MINUTES
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, AUGUST 20, 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, August 20, 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 Logan
Commissioner Thrower
Commissioner Curry- arrived at 6:01 p.m.
Quiana Abney, Secretary

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

Public Statement:- - Liberty Hill Historical Marker-Presenters were unable to make this meeting. The Liberty Hill Historical and Genealogical Society will have a Historic Marker Dedication on September 17, 2025, at 11:00 a.m. at 4854 Luella Avenue, North Charleston, SC 29405.

Minutes:- Commissioner Thrower made a motion to approve minutes for Regular Meeting, July 16, 2025. The motion was seconded by Commissioner Logan. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Logan and Commissioner Thrower. Voting Nay: None

Consent Agenda:-

- a. **Section 8 Report**-Blake Allgayer gave an overview of the July 2025 Report that was included in the Board packet.
- b. **Finance Report**-Michelle Williams gave an overview of the July 2025 Financial Report included in the Board packet. Internal Audits have begun with the auditors with Smith and Marion.
- c. **Property Management Report**- Juvelle Carter gave an overview of the July 2025 Property Management Report included in the Board packet.
- d. **Family Self-Sufficiency Report**- Quiana Abney gave an overview of the July 2025 FSS Report included in the Board packet.
- e. **Executive Summary**- Quiana Abney gave an overview of the July 2025 Executive Summary Report included in the Board packet.

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

Committee Meetings:

- a. **Property Management Committee:** North Charleston Housing Authority and Premier are in discussion of combing maintenance teams.
- b. **HR Committee:** North Charleston Housing Authority is currently working on the Organizational Chart, Personal Policy and updating job descriptions.

Consideration Agenda:

- a. Resolution-2025-06, Commissioner Logan made a motion to approve Resolution 2025-06, Approving Section 8 Management Assessment Program (SEMAP) for North Charleston Housing Authority. Motion is seconded by Commissioner Thrower. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Logan, Commissioner Thrower and Commissioner Thrower. Voting Nay: None

Old Business:-

- a. **Eagle Landing Update-** Chairman Baxter gave an update on the Tax Credit Application submitted for Eagle Landing.
- b. **Horizon Village Update-** North Charleston Housing Authority is currently drafting a letter to Charleston County School District.
- c. **RFQ Construction Management Services-**Chairman Baxter made a motion to enter into executive session to discuss contractual matters related to RFQ Construction Management Services

Enter executive session at 6:12 p.m. and returned at 6:28 p.m. with no decisions reached.

North Charleston Housing Authority received four responses to the RFQ Construction Management Services that was issued on April 7, 2025, and closed May 5, 2025. Commissioner Thrower made a motion to award the Construction Management Services Contract to J.H.W Enterprises. Motion seconded by Vice-Chairman Loesel. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Logan, Commissioner Thrower and Commissioner Thrower. Voting Nay: None

New Business:-No new business to discuss.

Personnel:- No personnel business to discuss.

Commissioner Logan made a motion to adjourn the regular meeting. Motion seconded by Commissioner Thrower. Upon roll call the vote was as follows: Voting Yea: Chairman Baxter, Vice-Chairperson Loesel, Commissioner Logan, Commissioner Thrower and Commissioner Curry. Voting Nay: None

The Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 6:30 p.m.

Approved:


Jeff Baxter, Chairperson
Board of Commissioners


Quiana Abney
Secretary