

**MINUTES
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, OCTOBER 15, 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, October 15, 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 5:30 p.m. by Vice-Chairman Loesel on roll call the following members were present.

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

Absent: Chairman Baxter and Commissioner Logan

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

Public Statement:- No comment.

Swearing In Commissioner:- Ms. Deborah Jefferson was sworn in as Resident Commissioner for the North Charleston Housing Authority.

Minutes:- Commissioner Curry made a motion to approve minutes for Regular Meeting, September 17, 2025. The motion was seconded by Commissioner Thrower. Upon roll call the vote was as follows: Voting Yea: Vice-Chairperson Loesel, Commissioner Thrower, Commissioner Curry and Commissioner Jefferson. Voting Nay: None

Consent Agenda:-

- a. **Section 8 Report**-Blake Allgayer gave an overview of the September 2025 Report that was included in the Board packet.
- b. **Finance Report**-Michelle Williams gave an overview of the September 2025 Financial Report included in the Board packet. Smith and Marion will begin their external audit in October 2025.
- c. **Property Management Report**- Juvelle Carter gave an overview of the September 2025 Property Management Report included in the Board packet.
- d. **Family Self-Sufficiency Report**- Quiana Abney gave an overview of the September 2025 FSS Report included in the Board packet.
- e. **Executive Summary**- Quiana Abney gave an overview of the September 2025 Executive Summary Report included in the Board packet.

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

Committee Meetings:

- a. **Development Committee Meeting:** Meeting scheduled with Integral Thursday, October 16, 2025, to discuss property acquisition.
- b. **Property Management Committee:** Quiana Abney gave an overview of the off-line units at Horizon Village.
- c. **HR Committee:** North Charleston Housing Authority restructured the Organizational Chart.

Consideration Agenda:

Resolution 2025-06- Resolution to Approve Payment Standards effective 1-1-2026. Commissioner Curry made a motion to approve Resolution 2025-06, Payment Standards effective 1-1-2026 for North Charleston Housing Authority. Upon roll call the vote was as follows: Voting Yea: Vice-Chairperson Loesel, Commissioner Thrower, Commissioner Curry and Commissioner Jefferson. Voting Nay: None

Resolution 2025-07- Resolution to Approve Utility Allowance effective 1-1-2026. Commissioner Curry made a motion to approve Resolution 2025-07, Utility Allowance effective 1-1-2026 for North Charleston Housing Authority. Upon roll call the vote was as follows: Voting Yea: Vice-Chairperson Loesel, Commissioner Thrower, Commissioner Curry and Commissioner Jefferson. Voting Nay: None

Old Business:-

- a. **Eagle Landing Update-**North Charleston Housing Authority will be preparing to submit to resubmit tax credit application.
- b. **Horizon Village Update-** Integral will make their final presentation to the Board on December 9, 2025.

Commissioner Thrower made a motion to enter into executive session to discuss contractual matters. Motion seconded by Commissioner Curry. Upon roll call the vote was as follows: Voting Yea: Vice-Chairperson Loesel, Commissioner Thrower, Commissioner Curry and Commissioner Jefferson. Voting Nay: None

Entered executive session at 6:18 p.m. and returned at 6:40 p.m. with no decision reached.

New Business:-No new business to discuss.

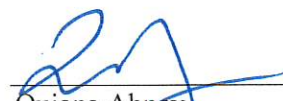
Personnel:- North Charleston Housing Authority has a Property Manager vacancy.

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

The Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 6:45 p.m.

Approved:


Jeff Baxter-Chairperson
Board of Commissioners


Quiana Abney
Secretary