

**MINUTES
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
NORTH CHARLESTON HOUSING AUTHORITY
WEDNESDAY, DECEMBER 18, 2024, 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, December 18, 2024, 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 Chairperson Logan on roll call the following members were present.

Chairperson Logan
Vice-Chairperson Loesel
Commissioner Baxter
Commissioner Champion-McCune
Commissioner Cotton
Commissioner Thrower
Jeremy Erling, Secretary

Also present: Blake Allgayer, Juvette Carter and Quiana Abney (NCHA)
Sherrod Banks, Banks Law Firm

Invocation: -was given by Jeremy Erling.

- a. **Minutes:-** Vice-Chairperson made a motion to approve minutes for November 13, 2024. Motion seconded by Commissioner Baxter. Upon roll call the vote was as follows: Voting Yea: Chairman Logan, Vice-Chairperson Loesel, Commissioner Baxter, Commissioner Champion-McCune, Commissioner Cotton and Commissioner Thrower. Voting Nay: None

Consent Agenda:-

- a. **Section 8 Report**-Blake Allgayer gave an overview of the November 2024 Report that was included in the Board packet.
- b. **Finance Report**-Jeremy Erling gave an overview of the November 2024 Financial Report included in the Board packet.
- c. **Property Management Report**- Juvette Carter gave an overview of November 2024 Property Management Report included in the Board packet. Ms. Carter discussed with the board the need of additional training for the Property Managers to assist with filling the vacancies at the developments.
- d. **Executive Summary**-Jeremy Erling gave an overview of the executive summary included in the Board packet.

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

Consideration Agenda:

Resolution 2024-07-Approve North Charleston Housing Authority to authorize NCR, Inc. to authorize Horizon Village One, LP to Common Area to the North Charleston School District. Vice-Chairperson Loesel made a motion to approve Resolution 2024-06. Motion seconded by Commissioner Baxter. Upon roll call the vote was as follows: Voting Yea:

Chairman Logan, Vice-Chairperson Loesel, Commissioner Baxter, Commissioner Champion-McCune, Commissioner Cotton and Commissioner Thrower. Voting Nay: None

Commissioner Cotton left the meeting at 6:32 p.m.

Old Business:-

- a. Eagle Landing Update-Jeremy Erling informed the Board that North Charleston Housing Authority and Brinshore Development is currently pursuing applying for the 9% Tax Credit Application with SC Housing. The deadline to apply is February 15, 2025.

- b. Horizon Village Update-Jeremy discussed a cost estimate for repairing the units at Horizon Village. Commissioner Baxter made a motion to authorize North Charleston Housing Authority to allocate \$1,200,000 for repairing the units at Horizon Village and for North Charleston Housing Authority to issue an RFQ to hire an Owner's Representative and requiring the Owner's Representative to report back to North Charleston Housing Authority when they reach \$200,000.00. This will allow the Board to pause work or adjust the budget if necessary. Motion seconded by Commissioner Thrower. Upon roll call the vote was as follows: Voting Yea: Chairman Logan, Vice-Chairperson Loesel, Commissioner Baxter, Commissioner Champion-McCune, and Commissioner Thrower. Voting Nay: None

New Business: -No new business to discuss.

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

Entered into executive session at 6:47 p.m. and returned at 6:58 p.m. with no decision reached.

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

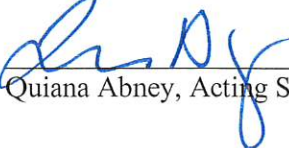
The Regular Meeting of the Board of Commissioners of the North Charleston Housing Authority was adjourned at 6:59 p.m.

Minutes prepared by Quiana Abney.

Approved:



Jeff Baxter, Chairperson
Board of Commissioners



Quiana Abney, Acting Secretary