



***WILMINGTON HOUSING AUTHORITY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES***

Rankin Place Terrace, 415 N 12th Street, Wilmington, NC 28401

August 2, 2021

4:00 p.m.

Committee Members Present: Al Sharp, Chair
Lee Backston, Commissioner
Kenneth Chestnut, Sr., Commissioner
Theresa Everett, Commissioner
Bryan Greene, Commissioner
Nancy Guyton, Commissioner
Joan Johnson, Commissioner

Others Present: Katrina Redmon, CEO
Julia Shaw, Executive Asst./Communications Coord.

1. Call to Order

The meeting of the Board of Commissioners was called to order by Chair Sharp at 4:07 p.m. pursuant to the public notice.

2. Roll Call

Roll call was taken and a quorum was present.

3. Approval of Agenda

The Agenda of the August 2, 2021 special meeting was reviewed. The motion to approve the agenda was made by Commissioner Greene, seconded by Commissioner Backston and passed unanimously.

4. CEO Remarks

Ms. Redmon said that for seven years it has been her honor and privilege to serve as CEO of the Wilmington Housing Authority. Ms. Redmon said the following:

WHA has come a long way and a lot has been accomplished. We have completed \$13.1 million in construction, we were about to lose \$6.5 million in tax credits and \$1.4 million in replacement housing factor funds, both of which we were able to keep, we issued of \$55.5 in taxable and tax-exempt bonds, completed the transfer of stormwater back to Sunset South and the roads back to the city about fifteen years after the fact, this was a cost with no revenue stream.

There are many upcoming opportunities and major initiatives that WHA is well poised for. These include the possibility of HEO purchasing single-family homes and townhomes and accepting vouchers, WHA is on the map for expertise in bond issuance, Jobs Plus grant, Hillcrest mixed-use/mixed-income redevelopment, the Jervay RAD conversion. You have much to be proud of.

The decision came after many months of careful consideration. It's never a perfect time to leave but this is a good transition time. A huge thank you to the current and past Board. We have a dedicated and talented staff. I want to thank the residents and participants who work hard to do their part. We have about 35 names partners at this point, as well as many unnamed partners and people who just took an interest in WHA for a

period of time to do something special for WHA or even just try to understand what we do. All of these are extremely important to the Housing Authority, especially at a time when Housing Authorities across the country are transforming. It is very, very much appreciated. I hope that every endeavor you are involved with goes forward and that you and staff, and the Housing Authority have the best of everything the future has to offer. I will be leaving a piece of my heart with you.

Thank you for the opportunity to address all of you. I appreciate your time and effort and for listening today.

Commissioner Sharp said that we regret your decision and also respect your decision.

5. Closed Session

Commissioner Greene made a motion to go into closed session pursuant to NCGS 143-318.11 (a)(6), to discuss personnel matter, seconded by was made by Commissioner Backston and approved unanimously.


Commissioner Guyton made a motion to come out of into closed session, seconded by Commissioner Johnson and passed unanimously.

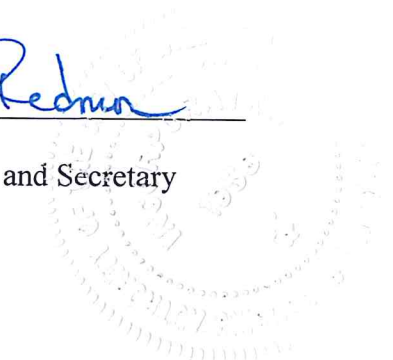
A motion was made by Commissioner Greene to approve a bonus in the amount of \$12,500 to the CEO. The motion was seconded by Commissioner Everett and passed unanimously.

6. Adjournment

A motion by Commissioner Chestnut to adjourn the meeting was seconded by Commissioner Everett and passed unanimously.

(SEAL)


Katrina H. Redmon
Chief Executive Officer and Secretary





**WILMINGTON HOUSING AUTHORITY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES**

Rankin Place Terrace, 415 N 12th Street, Wilmington, NC 28401

August 18, 2021

5:00 p.m.

Committee Members Present: Al Sharp, Chair
Lee Backston, Vice Chair
Kenneth Chestnut, Sr., Commissioner
Theresa Everett, Commissioner
Nancy Guyton, Commissioner
Joan Johnson, Commissioner

Others Present: Katrina Redmon, CEO

1. Call to Order

The meeting of the Board of Commissioners was called to order by Chair Sharp at 5:01 p.m. pursuant to the public notice.

2. Roll Call

Roll call was taken and a quorum was present.

3. Approval of Agenda

The Agenda of the August 18, 2021 special meeting was reviewed. The motion to approve the agenda was made by Commissioner Backston, seconded by Commissioner Everett and passed unanimously.

4. CEO Remarks

Ms. Redmon said she requests that Commissioners refer questions about her future plans to her. It's ok to provide her number.

5. Closed Session

Commissioner Backston made a motion to go into closed session pursuant to NCGS 143-318.11 (a)(6), to discuss personnel matter, seconded by was made by Commissioner Everett and approved unanimously.

Commissioner Everett made a motion to come out of into closed session, seconded by Commissioner Johnson and passed unanimously. There was no formal action to be taken.

6. Adjournment

A motion by Commissioner Johnson to adjourn the meeting was seconded by Commissioner Chestnut and passed unanimously.

(SEAL)

A handwritten signature in blue ink that reads "Katrina H. Redmon". The signature is written over a faint circular seal of the Wilmington Housing Authority.

Katrina H. Redmon
Chief Executive Officer and Secretary