



REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NORTH CAROLINA

June 7, 2022
4:00 p.m.

The regular meeting of the Wilmington Housing Authority (WHA) Board of Commissioners was held at Rankin Place Terrace, 415 N 12th Street, Wilmington, NC.

Commissioners Present:

- Hollis Briggs, Commissioner
- Stuart Franck, Commissioner
- Bryan Greene, Commissioner
- Nancy Guyton, Commissioner
- Jeff Hovis, Commissioner
- Joan Johnson, Commissioner
- Livian Jones, Commissioner
- Betsy Kahn, Commissioner

Others Present:

- Tyrone Garrett, CEO
- Vernice Hamilton, VP/Administration and Human Resources
- Kinteh Darboe, VP/CFO
- Francis Vicere, Controller
- Zorya Elkins, Director of Housing Choice Voucher
- Chauntrell Burns, Procurement Manager
- Collese Morris, Director of Property Management
- Julia Shaw, Exec. Asst./Communications Coord.

The meeting was called to order by Commissioner Guyton at 4:05 p.m. pursuant to the Public Notice.

2. Roll Call

Roll call was taken and a quorum was present.

Commissioner Guyton made a motion that the Election of Officers be moved to the top of the agenda. This was seconded by Commissioner Briggs and passed unanimously.

3. Approval of Agenda

The agenda was reviewed, the motion to approve the agenda with the noted change was made by Commissioner Hovis, seconded by Commissioner Briggs and unanimously approved.

4. Election of Officers

Commissioner Kahn nominated Jeff Hovis for Chair. Commissioner Briggs seconded, Commissioner Johnson opposed, and the motion passed 7-1.

Commissioner Franck nominated Nancy Guyton for Vice Chair, Commissioner Kahn seconded, and the motion passed unanimously.

5. Old Business

Minutes of the May 3, 2022 WHA Board of Commissioners Meeting were reviewed, the motion to approve minutes was made by Commissioner Guyton, seconded by Commissioner Briggs and unanimously passed.

6. New Business

- **Community Outreach and Resident Relations Committee**

Commissioner Johnson said that 11 residents attended the meeting and come expressed concerns about returning to units and were assisted by staff.

- **Real Estate Development Committee**

Commissioner Greene reported that the committee met and the main topic was status of mold units and an upcoming meeting with the Hillcrest developer.

- **Policy, Administration and Finance**

The Board agreed to postpone review of the March financial statements to the following month.

7. Resolutions

FINANCE RESOLUTION

Resolution No. 1489 – Resolution Authorizing Police Services Contract with the Wilmington Police Department in an Amount not to Exceed \$158,000

Ms. Burns said this is the annual renewal for this service. Commissioner Franck added that the price has not increased over the years.

A motion from committee to approve Resolution No. 1486 was unanimously approved.

HUMAN RESOURCES RESOLUTION

Resolution No. 1490 – Resolution Authorizing Employee Health Insurance Coverage

Ms. Hamilton said that BCBS is offering the best coverage options this year.

A motion from committee to approve Resolution No. 1486 was unanimously approved.

8. Department Updates

- **Housing Choice Voucher**

Ms. Elkins said that her department is working on collecting information from residents who qualify for vouchers. 97 of resident applicants were eligible, 47 responded, 23 invited to first informational session, 12 attended.

- **Property Management**

Ms. Morris reported that there are currently 152 displaced families, 2 returned last week and 5 additional are returning this week. Furniture is arriving for those families.

Mr. Garrett said that going forward, “new” reported mold issues will be addressed under a new scope of work. Residents won’t be displaced and the process will be much quicker.

- **Community Engagement**

Hattie McIver said that she is now the point person for displaced resident information and assistance.

9. Conflict of Interest

Ms. Shaw distributed the Conflict-of-Interest Policy for annual review and signature by the Commissioners. It has not changed since last year. Some Commissioners signed and returned the form immediately and others were asked to please bring to the next meeting.

10. CEO Update

Mr. Garrett introduced new VP/CFO Kinteh Darboe who has previously worked with Housing Authorities in Wake County and Washington, DC.

Mr. Garrett told the Board that HUD Greensboro will be in Wilmington tomorrow and for the rest of the week to complete their Management Review which is standard.

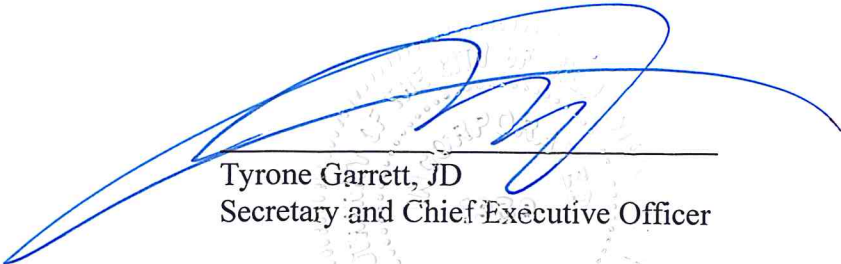
Besides receiving a loan from the City and County, WHA will submit an application for NCORR’s Public Housing Recovery grant consisting of remaining Hurricane Florence funds as well as apply for an additional capital funds grant. This is in addition to the original emergency capital funds grant that has been submitted a fourth time to accommodate additional information requested by HUD.

11. Other Business

Nothing additional.

10. Adjournment

A motion to adjourn the meeting of the Board of Commissioners of the Housing Authority of the City of Wilmington, North Carolina was made by Commissioner Guyton, seconded by Commissioner Briggs and passed unanimously.



Tyrone Garrett, JD
Secretary and Chief Executive Officer

(SEAL)