



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

March 7, 2023

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:

Jeff Hovis, Chair
Lee Backston, Commissioner
Hollis Briggs, Commissioner
Bryan Greene, Commissioner
Nancy Guyton, Commissioner
Joan Johnson, Commissioner
Betsy Kahn, Commissioner

Others Present:

Tyrone Garrett, CEO
Vernice Hamilton, Sr. VP of Administration and Human Resources
Kinteh Darboe, Sr. VP of Finance and Administration/CFO
John Batey, Senior Sr. Vice President of Operations & Development
Chauntrell Burns, VP of Procurement
Zorya Elkins, VP of Housing Choice Voucher
Helen Sidberry, Deputy VP of Property Management
Hattie McIver, VP of Resident Services
Julia Shaw, Administrative Manager
Kristen Kirby, McGuireWoods LLP
Matt Kaufman, Redwood Housing

1. Call to Order

The meeting was called to order by Commissioner Hovis at 4:04 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 was reviewed, a motion to approve the agenda was made by Commissioner Kahn, seconded by Commissioner Briggs and unanimously approved.

4. Old Business

Minutes of the February 7, 2023 WHA Board of Commissioners Meeting were reviewed, the motion to approve the minutes was made by Commissioner Guyton, seconded by Commissioner Briggs, and passed unanimously.

5. New Business

- **Bond Issuance Public Hearing**

WHA will be issuing bonds in the amount of \$13.7 million in connection with the redevelopment of Cape Fear Apartments. Kristin Kirby of McGuireWoods LLP, WHA's bond counsel, provided a general explanation of bond issuance and WHA's role. She explained that this session is a public hearing and has

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been advertised accordingly. The inducement resolution was already passed by the Board, and a final approval will come to the Board in April or May. First, the city must approve the bonds at an upcoming city council meeting.

WHA has no legal or financial liability and is just a conduit. The transaction has no effect on WHA's financial statements. The developer pays all legal fees and provides indemnification to WHA.

Matt Kaufman of Redwood Housing, the developer, was present. He added that the top 3 floors of the building will be completely rehabilitated since they were heavily damaged during Hurricane Florence and have been offline since. It is expected to be a 10-12 month rehabilitation.

Board Chair Hovis opened the public comment session at 4:32 p.m. Ms. Kirby read from the published announcement that the purpose of the session is to gather public comment on the issuance of bonds for the redevelopment of 96 units at 121 Chestnut Street, Wilmington, NC. Commissioner Hovis asked if there was anyone present who wished to comment. There was not and a motion by Commissioner Kahn to close the public session was seconded by Commissioner Briggs and passed unanimously.

- **Finance and Development Committee**

The committee meeting was cancelled. Mr. Garrett reported that the financial statements through December 2022 show a deficit of \$2.4 million, however, some of this is related to timing and will be recouped. Mr. Darboe added that we cannot "bill" the city or county for loan funds until after vendors are paid. Another factor is the high number of empty units and low percentages of rent collection.

- **Community Outreach and Resident Relations Committee**

Commissioner Johnson reported that the committee met and heard from a young resident about his efforts to help improve his community. Staff is looking into programs that the young man may become involved with.

Ms. McIver reported that 28 families are currently displaced. This includes families staying in corporate apartments.

6. Resolutions

- Resolution 1528 Approving WHA Financial Statements
- Resolution 1529 Approving Creekwood Financial Statements
- Resolution 1530 Approving February List of Bills

A motion to approve resolutions numbered 1528, 1529 and 1530 was made by Commissioner Guyton, seconded by Commissioner Kahn and passed unanimously.

- Resolution 1532 Approving Hillcrest RAD Conversion

Mr. Garrett said that funding will include a combination of RAD and tax credits and this is preliminary approval for the RAD conversion.

A motion to approve resolutions 1528, 1529 and 1530 was made by Commissioner Kahn, seconded by Commissioner Greene and passed unanimously.

7. Department Updates

- **Housing Choice Voucher**

Ms. Elkins reported that she will attend a Cape Fear Realtors meeting to provide information about the HCV program.

85 vouchers will be issued next week.

The HCV department has switched to all electronic payments, and utility payments will start going directly to utility company.

WHA is contracting with an inspector for Rankin units.

- **Property Management**

Recertifications remain a priority as well as returning families to units and filling property management positions.

8. Other Business

None at this time.

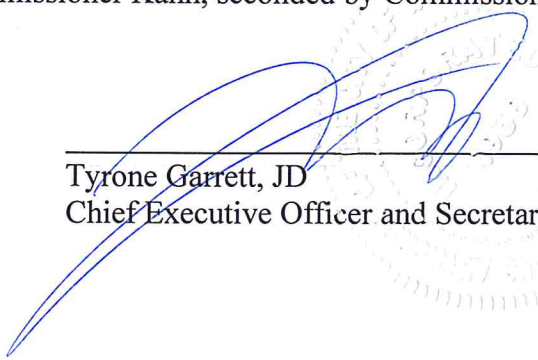
9. CEO Comments

Mr. Garrett reported that 100 units have been remediated and returned to Property Management as of today. 45 families have taken vouchers. 48 units will be funded for remediation when NCORR funds are released.

10. Adjournment

A motion to adjourn the meeting was made by Commissioner Kahn, seconded by Commissioner Guyton and passed unanimously.

(SEAL)



Tyrone Garrett, JD
Chief Executive Officer and Secretary