



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

October 3rd, 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
Nancy Guyton, Commissioner
Hollis Briggs, Commissioner
Livian Jones, Commissioner
Betsy Kahn, Commissioner
Stuart Franck, Commissioner
Bryan Greene, Commissioner
Kevin Littlejohn, Commissioner

Others Present:

Tyrone Garrett, CEO
Vernice Hamilton, Sr. VP of Administration and HR
John Batey, Senior Sr. VP of Operations & Development
Zorya Elkins, VP of Housing Choice Voucher
Kinteh Darboe, SVP of Finance
Elena Camacho, Executive Assistant

1. Call to Order

The meeting was called to order by Commissioner Hovis at 4:00 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 Briggs, seconded by Commissioner Franck and unanimously approved.

4. Approval of Previous Meeting Minutes

Minutes of the September 12th, 2023, WHA Board of Commissioners Meeting were reviewed, the motion to approve the minutes was made by Commissioner Kahn, seconded by Commissioner Franck and passed unanimously.

5. New Business

- **Tidewater Public Hearing**

The public hearing was opened at 4:09 pm. No one was present from the public. The hearing closed at 4:11 pm.

- **Finance and Development Committee**

Commissioner Franck reported that the board had received the quarterly trial balance to review. It was also reported that there had been three responses for the Solomon Towers RFQ.

- **Community Outreach and Resident Services**

The taskforce updates had been reported and they also held the FSS Graduation. Commissioner Hovis was concerned about overall “CORS” attendance from residents and how that could be resolved.

6. Administrative Resolutions

- **RESOLUTION 1556 APPROVING THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NORTH CAROLINA
SEPTEMBER LIST OF BILLS**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

- **RESOLUTION 1557 APPROVING FINANCING TEAM AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE
ISSUANCE OF THE MULTIFAMILY HOUSING REVENUE NOTE
(STARWAY VILLAGE I)**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

- **RESOLUTION 1558 AUTHORIZING ISSUANCE AND SALE OF
MULTIFAMILY HOUSING REVENUE NOTE (STARWAY
VILLAGE I)**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

- **RESOLUTION 1559 APPROVING FINANCING TEAM AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE
ISSUANCE OF THE MULTIFAMILY HOUSING REVENUE NOTE
(STARWAY VILLAGE II)**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

- **RESOLUTION 1560 AUTHORIZING ISSUANCE AND SALE OF MULTIFAMILY HOUSING REVENUE NOTE (STARWAY VILLAGE II)**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

7. Procurement Resolutions

- **RESOLUTION 1561 APPROVING DISPOSAL OF HOUSEHOLD FURNITURE**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

8. Housing Choice Voucher Resolutions

- **RESOLUTION 1562 AUTHORIZING CHANGE OF THE HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS SCHEDULE TO REFLECT 100% OF 2024 HUD FAIR MARKET RENTS WITH THE EXCEPTION OF 5 BEDROOM UNITS AT 100.5% EFFECTIVE JANUARY 1, 2024**

A motion was made by Commissioner Hovis, seconded by Commissioner Briggs and passed unanimously.

7. Department Updates

- **Housing Choice Voucher**
Ms. Elkins reported her department is still working on the Admin Plan.
- **Property Management**
Nothing Additional at this time.

8. Other Business

Nothing Additional.

9. CEO Comments

Mr. Garrett reported that his office was working to complete the application to the North Carolina Endowment.

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