



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

July 11, 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, Chairperson
Hollis Briggs, Commissioner
Livian Jones, Commissioner
Betsy Kahn, Commissioner
Kevin Littlejohn, 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
Elena Camacho, Executive Assistant

1. Call to Order

The meeting was called to order by Chairperson Hovis at 4:01 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 was reviewed, a motion to approve the agenda was made by Commissioner Kahn, seconded by Commissioner Littlejohn and unanimously approved.

4. Old Business

Minutes of the previous meeting were reviewed, the motion to approve the minutes was made by Commissioner Kahn, seconded by Commissioner Littlejohn, and passed unanimously.

5. New Business

- **Community Outreach and Resident Services Committee**

Commissioner Kahn reported that the committee met at Solomon Towers on the 27th of June, and that it was a fairly routine meeting concerning the information being shared. They spoke of new job opportunities, health care opportunities and listened to resident concerns regarding the renovations that will take place at Solomon Towers. Lastly, the crime rate in the community remains the same.

Mr. Garrett reported that WHA held an HIV screening for residents at Solomon Towers on the 27th of June as well. In addition, WHA took children to the Cameron Art Museum and WHA has also partnered with Hammer Kickboxing Academy which is open to residents ages ten to fourteen and they had eight participants signed up for the program.

- **Finance and Development Committee**

Chairperson Hovis reported that they discussed the HUD exit review and at that time the committee was

unable to recommend any resolutions due to an Executive Session that was held to discuss a real estate matter.

- **Project Update**

- **Starway Village**

- Mr. Garrett opened this portion of the meeting to the public and read the public notice, the public declined to speak at this time. It was confirmed that the decision being made regarding the Starway bond transaction will go to the City Council on the 18th of July.

6. Resolutions

- **Resolution 1549 Approving the June 2023 Bills**

A motion to approve resolution number 1549 was made by Commissioner Jones, seconded by Commissioner Briggs and passed unanimously.

- **Resolution 1550 Approving the 2023 Amended Agency Annual Plan**

Mr. Garret noted that the Agency Annual Plan remained the same other than the addition of the RAD/ Section 18 Blend application for Hillcrest.

A motion to approve resolution number 1550 was made by Commissioner Kahn, seconded by Commissioner Briggs and passed unanimously.

- **Resolution 1551 Approving Project Based Vouchers With Blue Ridge Atlantic In The Amount Not To Exceed \$3,834,540**

A motion to approve resolution number 1551 was made by Commissioner Jones, seconded by Commissioner Littlejohn and passed unanimously.

7. Department Updates

- **Property Management**

Mr. Garrett reported that a decision was made to scale back on the number of property managers, there are no longer assistant property managers, this transition will be monitored moving forward to ensure that it is feasible.

Mr. Garrett reported that regarding remediation, there are only seven families that remain in corporate apartments, the goal is to have these families out of the corporate apartments by the end of August, Ms. McIver is in charge of making sure the units are turned around by that deadline.

Mr. Garrett assured that occupancy levels will increase once units that are “offline” are completed. The RAD approval for Solomon Towers will allow for 151 units to be removed from “offline” status. Property Managers understand that units need to be turned and then occupied.

- **Housing Choice Voucher**

Mr. Darboe reported that we are on track for releasing vouchers. HUD would like us to release about twenty vouchers a month. The more vouchers we are able to release. The more funding, we will receive from HUD.



8. CEO Update

Mr. Garrett reported that the Executive Office is working to support Property Management, Maintenance and staffing as needed. The Employment Opportunity Program has been going well and the five individuals are still working with the agency.


9. Other Business

Nothing Additional.

11. Adjournment

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

(SEAL)



Tyrone Garrett, JD
Chief Executive Officer and Secretary