



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

June 4th, 2024
4:00 p.m.

The regular meeting of the Wilmington Housing Authority (WHA) Board of Commissioners was held at Hillcrest, 1402 Meares St., Wilmington, NC.

Commissioners Present: Jeff Hovis, Chair
Nancy Guyton, Commissioner
Betsy Kahn, Commissioner
Livian Jones, Commissioner
Stuart Franck, Commissioner
Hollis Briggs, Commissioner
Acquanetta McNeil, Commissioner

Others Present: Tyrone Garrett, CEO
Vernice Hamilton, SVP of Administration and HR
Kinteh Darboe, SVP of Finance
Hattie McIver, SVP Resident Services
Chauntrell Burns, SVP of Procurement
Elena Camacho, Executive Assistant

1. Call to Order

The meeting was called to order by Commissioner Hovis at 4:03 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 with the addition of Resolution 1584 and 1585.

4. Approval of Previous Meeting Minutes

Minutes of the May 7th, 2024, WHA Board of Commissioners Meeting were reviewed, the motion to approve the minutes was made by Commissioner Kahn, seconded by Commissioner Guyton and passed unanimously.

5. New Business

• **Project Update**

The team is working to coordinate ALTA surveys, meet requirements of Freddie Mac due diligences lists.

• **Finance and Development Committee**

Refer to the Finance and Development meeting minutes on May 30th, 2024.

- **Community Outreach and Resident Services Committee**

Refer to Community Outreach and Resident Services Committee meeting minutes on May 28th. 2024.

6. Resolutions

Resolution 1581 Approving May List of Bills

A motion made by Commissioner Hovis to recommend Res. No. 1581 to the full Board was passed unanimously.

RESOLUTION 1582 APPROVING MULTIPLE CONTRACTS FOR REPAIRS TO VACANT UNIT TURNS WITH MANAGEMENT PROFESSIONALS, INC. IN THE AMOUNT NOT TO EXCEED \$150,000.

A motion made by Commissioner Hovis to recommend Res. No. 1582 to the full Board was passed unanimously.

RESOLUTION 1583 AUTHORIZING POLICE SERVICES CONTRACT WITH THE WILMINGTON POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$158,000.

A motion made by Commissioner Hovis to recommend Res. No. 1583 to the full Board was passed unanimously.

Resolution 1584 Adopting a CBDG-MIT Financial Management Policy

A motion made by Commissioner Hovis to recommend Res. No. 1584 to the full Board was passed unanimously.

Resolution 1585 Approving Administration to engage Mause, Warwick and Matthews to represent the Wilmington Housing Authority to move to Skyline and lease 1524 S 16th Street, Wilmington, NC 28401.

A motion made by Commissioner Hovis to recommend Res. No. 1585 to the full Board was passed unanimously.

7. Department Updates

- **Housing Choice Voucher**
Staff is working to purge the waiting list.
- **Property Management**
NSPIRE inspections are being conducted.

8. Other Business

Nothing additional at this time.

9. CEO Comments

Nothing Additional.

10. Annual Conflict of Interests Certifications

11. Election of Officers

12. Adjournment

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

(SEAL)

Tyrone Garrett, JD
CEO and Secretary