HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET
CHARLESTON, SC 29403
MINUTES OF REGULAR BOARD MEETING
SEPTEMBER 28, 2026

The Board of Commissioners of the Housing Authority of the City of Charleston met for a Regular Board Meeting on Monday, the 28th of September 2026. In the absence of Chairman Gregory Voigt, Vice Chair Garcia Williams called the meeting to order at 5:30pm and the following were in attendance:

PRESENT	NOT PRESENT
Ms. Garcia Williams, Vice Chair	Mr. Gregory Voigt, Chairman
Mr. Nick Schumacher (via Teams)	
Ms. Carol Jackson	
Ms. Kathy Nelson	
Mr. Alvin Johnson (via Teams)	
Mr. Ken Grimes	

The following were also present: Mr. Nathan F. Simms, Jr., President and CEO; Ms. Debra Stephens, Chief Housing & Real Estate Officer; Ms. Aris Ferguson, General Counsel; Mr. Jeremy Erling, Chief Financial Officer; Mr. Gabriel Bluestein, Chief Information Officer; Mr. Lester M. Simpson, Director of Development; Ms. Priscilla Waring, Procurement & Contracts Director; Ms. Calix Stewart, Director of Housing Services; Ms. Deborah Boomer, Director of Community Empowerment; Ms. Cordelia Davis, Interim Director of Property Management; Mr. Zach Messier, Capital Funds Manager; Ms. Susan Chambers, Warehouse Manager; Ms. Kathy Simmons, Executive Assistant & Recorder; Ms. Jessica Munday, TRIO; Ms. Mia CaraDonna, TRIO; Mr. Jordan Jones, Integral (via Teams); Mr. Carlton Bowers, Parker Nelson; Ms. Kailey Cota; Post & Courier Reporter; Ms. Brenda Gradney, 670 King Street Resident; Ms. Tracy Barfield, Norman Street Resident; and Ms. Myra Polson, Resident.

COMMUNICATIONS

Vice Chair Williams noted that there were no Communications to address.

APPROVAL OF BOARD MINUTES

The following meeting minutes were presented for approval:

- Special Board Meeting – August 31, 2026

Commissioner Carol Jackson moved to approve the minutes from the special Board Meeting on August 31, 2026. Commissioner Ken Grimes seconded the motion. With no further discussion, the Vice Chair called for a vote, and the motion carried with no opposition.

CITIZEN'S PARTICIPATION PERIOD

In accordance with the revised agenda order, the Citizens' Participation Period was moved to an earlier point in the meeting. It was noted that this change would remain in effect for future Board

meetings. Members of the public were then provided an opportunity to address the Board regarding any issues or concerns.

Ms. Myra Polson addressed the Board regarding Williams Terrace. She provided written information concerning the history, financing, governance, and available resources associated with the property; and expressed concern that Williams Terrace should be considered in light of its funding and organizational structure when maintenance and capital needs are evaluated.

Ms. Brenda Gradney, a resident of 670 King Street, again raised concerns regarding two prior towing incidents involving her vehicle and requested follow-up regarding reimbursement. She also encouraged CHA to consider residents for paid opportunities connected with community events and services, noting that residents possess skills and talents that could be utilized within CHA communities.

Another resident of 670 King Street, Ms. Tracy Broughton, asked CHA to consider employment opportunities for residents, including cleaning and other work associated with existing facilities and future development. The resident expressed concern regarding the condition of the laundry room and asked that qualified residents be considered for work opportunities that could both improve the community and provide income.

Ms. Tracy Barfield, a long-time Norman Street resident, followed up on concerns previously raised during a community listening session regarding excessive noise, block parties, police patrols, and property-management follow-up. She also requested replacement or repair of damaged and missing window screens and noted that a long-standing roof leak at her building had recently been repaired.

INTERNAL REPORTS

The Vice Chair proceeded to Internal Reports and recognized President & CEO Nathan F. Simms, Jr. Mr. Simms reported on CHA's ongoing efforts to increase transparency and resident engagement, including the launch of a YouTube channel for community listening sessions and Board meeting recordings. He advised that, beginning in October, the public would have the option to participate in Board meetings virtually. Board Meeting notices would also transition from newspaper publication/notification to posting on CHA's website, at the main office, and at CHA properties. He further noted that a development section was being added to the CHA website to provide information on redevelopment plans and projects. Mr. Simms discussed his recent participation in housing conferences and meetings with public officials and housing authority representatives, noting the continued need to preserve and expand affordable housing. He provided an update on Morrison Station and CHA's ongoing work related to the Master Development Agreement. Mr. Simms also reported on CHA's sponsorship of and resident participation in the City's MOJA Festival activities and discussed the proposed FY 2027 budget, including priorities related to property conditions, staffing, technology, resident services, and redevelopment.

Kiawah Homes Before & After Renovations: https://youtu.be/ZIhasveABMI

Chief Housing & Real Estate Officer Debra Stephens reported that Project HVAC was approximately 50% complete, with approximately 600 units addressed to date, including Williams Terrace. An estimated $646,000 would be required to complete the remaining units. She also provided an update on Project Stabilization, which focuses on assessing unit conditions,

extending the useful life of properties pending redevelopment, and identifying build-first opportunities. CHA was pursuing outside funding and weatherization resources to support these efforts. Ms. Stephens reported that recruitment of in-house HVAC personnel was underway, with a goal of having two staff members in place by November. CHA was also interviewing for a part-time work-order clerk and exploring workforce-development opportunities with Trident Technical College. Ms. Stephens advised that HUD NSPIRE inspections were anticipated in February and that staff had begun inspections and repair planning in preparation. At Grant Homes, vegetation around the structures had been treated, and a structural engineer would be engaged before further removal. She also announced an Oktoberfest community event scheduled for October 30 at 550 Meeting Street, with transportation to be coordinated for residents from other properties.

Director of Real Estate Development & Acquisitions Lester Simpson provided an update on CHA's development pipeline. He reported that renovations at Kiawah Homes were complete, with 32 of 61 units remaining to be leased. The project totaled approximately $14.7 million, including a $1.3 million developer fee. Mr. Simpson reported that Charleston County Council approved the tax-exemption arrangement for Robert Mills Manor on third and final reading on September 22, with final documentation pending. The project was estimated at $74.5 million, with an anticipated $3.5 million developer fee. Renovations at Athens Court were also substantially complete, with minor repairs and closing activities remaining. Mr. Simpson discussed planned micro-site renovations and redevelopment planning for 275 Huger Street, Gadsden Green, Grant Homes, and other CHA properties. He noted that planning for Grant Homes included preservation of the existing structures and exploration of historic tax-credit opportunities. He also reported on continued work with CHA's development partner regarding Morrison Station and related agreements. The Board discussed the importance of presenting redevelopment concepts for public, Board, City, and stakeholder review as plans progress.

Chief Financial Officer Jeremy Erling presented the financial report. He reported that certain FY 2026 Capital Fund Grant funds remained unavailable pending the Robert Mills Manor RAD conversion. Public Housing expenses reflected increased utility and maintenance costs, while Housing Choice Voucher and business-activity variances from last year's budget numbers were primarily related to reimbursement timing, staffing, occupancy, unit turns, maintenance, insurance, benefits, and bad debt. Mr. Erling provided an update on the proposed refinancing of approximately $29 million in Bank of America loans associated with Grace Homes, Williams Terrace, Project 2000, and the Magnolia Downs line of credit. The refinancing would provide long-term fixed-rate financing and remove certain existing debt restrictions. The Board requested that the written report more specifically identify the loans. Mr. Erling also reviewed completed renovations at Magnolia Downs, as detailed in the PowerPoint presentation attached to these minutes, and discussed approximately $2 million in proposed additional financing for future improvements, as well as approximately $825,000 for parking-lot improvements at Ashley Oaks. The Board discussed resident communication and rent-setting following renovations. Mr. Erling introduced a potential $20 million line of credit to address cash-flow needs, property insurance, deferred maintenance, redevelopment, and predevelopment expenses. The proposal had been discussed with the Finance Committee and would return to the Finance Committee before being presented to the Board for consideration.

General Counsel Aris Hanchard Ferguson reiterated from Mr. Simpson's report that Charleston County Council had completed the final required approval related to the Robert Mills Manor tax-abatement arrangement and that CHA was moving toward receiving the full exemption. She advised that she had no additional report beyond the written materials and was available for questions.

It was also noted that, moving forward, the Chief Human Resources Officer and Chief Information Officer would continue to submit written reports for inclusion in the Board Packet but would no longer make their regular formal presentations during Board Meetings. Both officers will continue to attend Board Meetings and remain available to respond to questions from Commissioners. Commissioner Carol Jackson made a motion to approve the Internal Reports as submitted, which was seconded by Commissioner Ken Grimes. With no additional discussion, the Vice Chair called for a vote, and the motion passed unanimously.

NEW BUSINESS

Resolution #5230, Approval of RFP for Underwriter and Banking Services
Procurement & Contracts Director Ms. Priscilla Waring reported that four firms responded to CHA's solicitation for underwriter and banking services and that KeyBank Capital Markets was selected through the evaluation process. Based on an anticipated refinancing of approximately $30 million, KeyBank's proposed fee was approximately 0.75%, or $225,000. The Resolution authorized staff to proceed with final negotiations and, upon satisfactory completion, enter into a letter of engagement with KeyBank. A motion was made by Commissioner Jackson and seconded by Commissioner Nelson to approve Resolution #5230. The motion carried with no opposition.

Resolution #5232, Approval of Tenant Accounts Receivable Write-Off
President & CEO Nathan F. Simms, Jr. presented Resolution #5232 requesting approval to write off Tenant Accounts Receivable totaling approximately $19,145. A motion was made by Commissioner Grimes and seconded by Commissioner Johnson to approve Resolution #5232. The motion carried unanimously.

Resolution #5234, Reappointment of Edward Kronsberg to the WEH, Inc. Board of Directors
Mr. Simms presented Resolution #5234 regarding the reappointment of Edward Kronsberg to the WEH, Inc. Board of Directors. Discussion followed regarding the recent expiration of two WEH Board terms and the process for filling vacancies. General Counsel Ferguson explained that three of the five WEH directors are appointed by the CHA Board, with the remaining directors selected in accordance with WEH's governance process. She noted that two CHA-appointed positions are currently vacant. Once an appropriate nominee is identified by the WEH, Inc. Board, the appointment will be presented to the CHA Board for consideration. A motion was made by Commissioner Jackson and seconded by Commissioner Nelson to approve the reappointment of Mr. Kronsberg. The motion passed unanimously.

Resolution #5233, Approval of FY 2027 Operating Budget
Chief Financial Officer Jeremy Erling presented the proposed FY 2027 Operating Budget for final approval. He reported an overall improvement year-over-year of approximately $1.4 million. The budget reflected anticipated use of FY 2026 and FY 2027 Capital Fund resources, staffing additions, a budgeted 4% cost-of-living/merit adjustment, a planned compensation study, increased health-insurance and pension costs, strategic-planning expenses, website redesign, maintenance and HVAC staffing, higher occupancy assumptions, and anticipated developer-fee revenue, including Robert Mills Manor. The Board discussed the timing of the compensation study and the effect of newly filled positions on the budget. A motion was made by Commissioner Jackson and seconded by Commissioner Grimes to approve Resolution #5233. The motion carried unanimously.

EXECUTIVE SESSION

A motion was made by Vice Chair Williams to enter Executive Session pursuant to S.C. Code § 30-4-70(a)(2) to continue discussion of legal matters related to the due-diligence review being conducted by Parker Poe. Following Executive Session, the Board returned to public session. Vice Chair Williams announced that no votes were taken and no decisions were made during Executive Session.

RETURN TO PUBLIC SESSION

After returning to public session, General Counsel Ferguson noted that the next Regular Board Meeting was scheduled for October 26, 2026.

There being no further business, Commissioner Grimes moved to adjourn, seconded by Commissioner Jackson. The motion passed unanimously, and Vice Chair Williams adjourned the Regular Board Meeting of September 28, 2026, at 7:26 PM.

Respectfully submitted,
Kathy Simmons
Executive Assistant to the President & CEO