

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET
CHARLESTON, SC 29403
MINUTES OF ANNUAL BOARD MEETING
JANUARY 26, 2026

The Board of Commissioners of the Housing Authority of the City of Charleston met for an Annual Board Meeting on Monday, the 26th of January 2026. Mr. Gregory Voigt, Chairman, called the meeting to order at 5:33pm and the following were in attendance:

PRESENT

Mr. Gregory Voigt, Chairman
Ms. Garcia Williams, Vice Chair
Mr. Nick Schumacher
Ms. Carol Jackson
Ms. Kathy Nelson (via Teams)
Mr. William "Bill" Hecht
Mr. Alvin Johnson

NOT PRESENT

The following were also present: Mr. Arthur S. Milligan, Jr., President and CEO; Mr. Alex McFarlane, Chief Operating Officer; Ms. Aris Ferguson, General Counsel; Mr. Brad Walbeck, Chief Human Resources Officer; Mr. Jeremy Erling, Chief Financial Officer; Mr. Gabriel Bluestein, Chief Information Officer; Mr. Francis Smith, Director of Facilities & RAD; Mr. Vernon Graham, Security and Public Information Officer; Ms. Diana Ruhlig-Hendrix, Organization Trainer; Ms. Susan Chambers, Warehouse Manager; Mr. Zach Messier, Capital Fund Manager; Mr. Brad Kyzer, Capital Fund; Ms. Priscilla Waring, Procurement & Contracts Manager; Ms. Calix Stewart, Housing Services Manager; Ms. Rosemary Jenkins, Assistant Housing Services Manager; Ms. Tammy Davender, Property Manager, AMP 20; Ms. MaShawn Black, Assistant Property Manager, AMP 20; Ms. Khala Simmons, Property Manager, AMP 30; Ms. Carmella Luke, Property Manager, AMP 40; Ms. Rayda Dupree-Scott, Enston Homes Property Manager; Ms. Jaqueline Conyers, Enston Homes; Ms. Cordelia Davis, Quality Control Manager; Ms. Kathy Simmons, Executive Assistant and Recorder; Ms. Camryn Williams, Executive Legal Assistant; Ms. Jessica Munday, TRIO; Ms. Mia Caradonna, TRIO; Ms. Ellen Rose, TRIO; Mr. Jordan Jones, Integral (via Teams); Mr. Daryl Jones, Integral (via Teams); Mr. Steve Buff, Citizen; Mr. Jerome Harris, Citizen; Mr. Darrin Goss, Sr., Coastal Community Foundation; Ms. Kenya Dunn, Equity Impact Partners; Mr. Deon Tedder, State Senator; Mr. Marlon Kimpson, State Senator; Ms. Patricia Stewart, Resident Advisory Board (RAB); Ms. Kenya Cummings, Citizen; Ms. Angela Washington, Resident (Gadsden Green); AJ Davis, Citizen; Mr. Shawn Gathers, NAACP; Ms. Tanya Ascue, Citizen; and Mr. Craig Ascue, Citizen.

Chairman Voigt recognized elected officials and guests in attendance and noted that there were no Communications to address.

APPROVAL OF BOARD MINUTES

The Chair moved to approve the minutes from the Special Board Meeting held on December 15, 2025. Commissioner Bill Hecht made a motion to approve the minutes, which was seconded by Commissioner Nick Schumacher. With no further discussion, the Chairman called for a vote, and the motion passed unanimously.

The Chair then moved to approve the minutes from the Special Board Meeting held on December 30, 2025, which was convened to consider and act upon the revised Amendment No. 1 and the related one-year extension of the Grace Bridge Loan with Bank of America, following prior Board direction to renegotiate loan terms deemed overly restrictive. Chairman Voigt requested a minor clerical correction to the final sentence to correct the meeting date. Commissioner Carol Jackson made a motion to approve the minutes as corrected, which was seconded by Commissioner Nick Schumacher. With no further discussion, the Chairman called for a vote, and the motion was unanimously approved.

ELECTION OF OFFICERS

The Chairman proceeded to the Annual Election of Officers. Two positions were open for re-election. For the office of Chairman, the current Chairman, Mr. Gregory Voigt, made a motion to nominate himself to continue serving due to ongoing organizational transitions. The motion was seconded by Commissioner Carol Jackson. There being no further nominations, Mr. Voigt was unanimously elected to serve as Board Chairman for an additional year. For the office of Vice Chair, Chairman Voigt nominated Commissioner Garcia Williams to continue serving in the position. The motion was seconded by Commissioner Carol Jackson. There being no further nominations, Commissioner Garcia Williams was unanimously elected to serve as Board Vice Chair for an additional year. The Chairman declared the election of officers for the calendar year concluded.

UPDATE ON PROJECT 3500

Josh Martin, Special Advisor to Mayor William S. Cogswell, Jr., provided an update on Project 3500, including:

- Status of the draft partnership agreement between the City and CHA and ongoing legal review.
- Property acquisition update, including contract execution for 899 Morrison Drive with anticipated closing in February 2026.
- Continued discussions with Charleston County regarding additional Morrison Drive parcels.
- Creation of a new MU-3 Workforce Housing zoning district, including perpetual affordability requirements.
- Planned rezoning process beginning March 2026, subject to CHA consent.
- A public architecture and planning charrette scheduled for the week of March 16, 2026.
- Planned RFQ/RFP process following completion of schematic designs and entitlement work.
- Emphasis on transparency, public engagement, and risk reduction through pre-entitled, permit-ready development offerings.

Board members asked questions regarding zoning implications, density and height restrictions, HUD coordination, development sequencing, and anticipated timelines. City staff confirmed CHA staff would be included in future HUD-related discussions.

INTERNAL REPORTS

The Chairman proceeded to the Internal Reports portion of the agenda and recognized President and CEO Arthur S. Milligan, Jr. to present his report. Mr. Milligan advised that he had no additions

to his submitted report and invited questions from the Board. There being none, the Chairman recognized Mr. Jeremy Erling to present the Finance Report.

Mr. Erling reviewed financial highlights, noting revenues and expenses trending slightly below budget with a projected positive year-end result. He discussed occupancy trends, renovation impacts, cash position, capital fund availability, and audit results. Mr. Erling provided updates on the Ashley West acquisition, fire-damaged unit repairs, leasing progress, and market conditions. He reviewed HUD guidance related to budget oversight and voucher usage. He discussed bonding capacity and refinancing options for existing Bank of America loans. He also addressed occupancy targets and potential revenue impacts of improved lease-up. With no further questions regarding the Finance Report, the Chairman requested the Development Report.

Board members raised questions regarding the development pipeline and next steps for pending redevelopment initiatives. In Mr. Pete Sherman's absence, Ms. Aris Ferguson, General Counsel, addressed several of the questions, and the Board agreed that the remaining inquiries would be submitted to Mr. Sherman via email for follow-up in the Development Report. Ms. Ferguson then noted that the Operations Report had been inadvertently skipped, and the Chairman requested that Mr. Alex McFarlane come forward to present the Operations Report.

Mr. McFarlane reported he had nothing to add to his submitted Board Report. Board members asked questions regarding occupancy levels, work order performance, inspection results, and maintenance challenges. After some discussion, Mr. McFarlane confirmed development of a plan to improve occupancy and operational efficiency, to be presented at a future meeting. With no further questions, the Chairman then invited Ms. Ferguson to present the General Counsel Report.

Ms. Ferguson reported that she had no additional updates, and the Board raised no further questions. The Chairman then invited Mr. Brad Walbeck to provide the Human Resources Report.

Mr. Walbeck reported that the year concluded stronger than the prior year, highlighting a significant reduction in staff turnover and expressing optimism that this downward trend would continue. With no further questions regarding the HR Report, the Chairman invited Mr. Gabriel Bluestein to present the Information Technology Report.

Mr. Bluestein reported two minor additions to his submitted report. First, he noted a Microsoft power outage on Thursday, from midday to evening, which affected email sending and delivery system-wide. Second, he mentioned anticipated increases in technology costs due to current market conditions. With no further discussion or additions, Chairman Voigt requested a motion to approve the Internal Reports.

Commissioner Jackson made a motion to approve the Internal Reports as submitted, which was seconded by Commissioner Williams. With no additional discussion, the Chairman called for a vote, and the motion passed unanimously.

FINANCE COMMITTEE REPORT

The Finance and Development Subcommittee reviewed the Morrison Station Master Development Agreement, noting concerns similar to those previously raised with the Gadsden Green Agreement, including land valuation, equity splits, and developer fees. The Subcommittee found that the terms of the Agreement may no longer serve the CHA's best interests and

recommended the matter be referred to the full Board for consideration and a vote. Integral is expected to present at a future Board meeting, either in Executive Session or at a Special Meeting convened specifically to discuss this matter.

NEW BUSINESS

Resolution #5201, Approval for Tenant Accounts Receivable Write Off

Mr. Alex McFarlane presented Resolution #5201, requesting approval to write off Tenant Account Receivables totaling \$ 53,395.53. Mr. McFarlane explained that the majority of these balances resulted from unreported income, typically identified during annual or interim recertifications. Once unreported income is discovered, retroactive rent calculations are applied, often resulting in balances that exceed residents' monthly rent amounts. Board members asked clarifying questions regarding income verification, lease recertification frequency, and enforcement of reporting requirements. Mr. McFarlane noted residents are required to report income changes under the honor code; however, enforcement challenges remain. Commissioner Schumacher moved to approve the resolution, and Commissioner Jackson seconded the motion. With no further discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5202, Approval for Interior Renovations at 1510 North Avalon Circle

Ms. Priscilla Waring presented Resolution #5202, reporting that seven bids were received for interior renovation work at 1510 North Avalon Circle. One bidder withdrew due to a misunderstanding of the project scope. The lowest responsive and responsible bidder was identified as Robins Painting & Repairs in the amount of \$200,299. Commissioner Jackson moved to approve the resolution, and Commissioner Schumacher seconded the motion. With no further discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5203, Approval for Re-Roofing at 75 Poplar Street

Ms. Priscilla Waring presented Resolution #5203, reporting that four bids were received for the re-roofing project at 75 Poplar Street. The lowest responsive and responsible bidder was Five Star Roofing with a bid of \$112,500. Commissioner Hecht moved to approve the resolution, and Commissioner Schumacher seconded the motion. With no further discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5204, Approval to Enter into a Project-Based Voucher AHAP Agreement with Lowline Housing, LP

Ms. Aris Ferguson, the Housing Authority's General Counsel, presented Resolution #5204 seeking approval to enter into an Agreement for Housing Assistance Payments (AHAP) for 13 project-based vouchers at the Lowline affordable housing development located behind CHA's property at King Street. Ms. Ferguson explained that the development has received HUD approvals, including subsidy layering review and environmental clearance, and is preparing for closing. It was also noted the vouchers had been previously conditionally committed and that approval at this stage would allow the AHAP agreement to be executed upon issuance of the Certificate of Occupancy, without requiring further Board action. Board members asked questions regarding voucher availability, developer history, HUD guidance related to off-site vouchers, and future flexibility. Ms. Ferguson confirmed the vouchers were already accounted for within the Housing Authority's voucher inventory. Commissioner Jackson moved to approve the resolution, seconded by Commissioner Williams. Commissioner Bill Hecht abstained, citing a desire for additional education on project-based vouchers. The resolution was approved with one abstention.

Resolution #5205, Approval of Rezoning Application to MU-3 Workforce Housing District

Ms. Aris Ferguson presented Resolution #5205 requesting authorization to submit rezoning applications for several CHA-owned properties to the City's proposed MU-3 Workforce Housing (WH) zoning district. Properties include Meeting Street Manor, Cooper River Court, Gadsden Green, Wraggborough, and related extensions. Ms. Ferguson explained that the MU-3 WH zoning district would remove density limits while maintaining height restrictions and impose affordability requirements tied to workforce and affordable housing thresholds. She also outlined the anticipated timeline, including Planning Commission consideration on February 18, 2026, followed by City Council readings in March and April. Board members engaged in extensive discussion regarding affordability definitions, timing, documentation availability, and potential impacts on the Housing Authority's long-term development authority. Several Commissioners emphasized the importance of reviewing final ordinance language prior to application, while others supported proceeding to maintain momentum with the City's zoning process. Ms. Ferguson confirmed that the rezoning ordinance was still in draft form and that the Housing Authority would have the opportunity to withdraw or modify its application should material changes occur. The Board will be provided with the rezoning information previously submitted by the Mayor's Office in December 2025 for reference and review. Commissioner Schumacher moved to approve the rezoning application, with the understanding that the Board would receive updated materials and retain the right to reconsider the application based on the final ordinance language. Commissioner Hecht seconded the motion. Commissioner Garcia Williams abstained, and Commissioner Carol Jackson voted against the motion. The resolution was approved with one abstention and one 'No' vote. Commissioner Alvin Johnson stated that he will submit a written request to Chairman Voigt to convene a Special Meeting to further discuss this matter.

CITIZEN'S PARTICIPATION PERIOD

The following individuals addressed the Board during the Citizen Participation period:

Ms. Angela Washington, CHA Resident (Gadsden Green)

Ms. Washington expressed concerns regarding a perceived lack of transparency and communication between the Housing Authority and residents about matters affecting their community. She also raised concerns about the number of trees being removed, noting that the area is among the hottest parts of the peninsula and that the loss of tree cover may contribute to higher electric bills. Additionally, she requested greater understanding and flexibility when fixed-income funds are received later than usual by residents.

Ms. Patricia Stewart, CHA Resident (Resident Advisory Board)

Ms. Stewart expressed concerns regarding the resignation of Mr. Arthur S. Milligan, Jr., CEO, and referenced circulating rumors suggesting the resignation was related to alleged conflict between Mr. Milligan and Mayor Cogswell.

Dr. Shawn Gathers, Chair of the Charleston NAACP Social Action Team

Dr. Gathers inquired whether there is a schedule of town hall meetings where residents can express concerns specifically related to resident displacement, receive updates on maintenance issues, and discuss timelines for the resolution of work orders. Dr. Gathers also noted that it would be beneficial for residents to have a clear definition of "mixed-income."

Mr. Darrin Goss, Sr., President & CEO of Coastal Community Foundation (Stakeholder)

Mr. Goss expressed concerns regarding delays and lack of clarity surrounding the Morrison Station project. He referenced recent media coverage and noted that the Coastal Community Foundation is a \$1 million investor in the project. Mr. Goss requested greater transparency

regarding the Housing Authority's decision-making process, project timeline, and plans for moving the development forward, particularly for investors using public trust and philanthropic funds.

The Board Chairman gave the following remarks. He emphasized the Morrison Station project's mixed-income framework, explaining that it would expand the existing approximately 300 units to an estimated 1,200 units, serve households across income levels at the lowest of AMI levels, and prevent the displacement of current residents. He also acknowledged the concerns raised and reiterated the Housing Authority's commitment to resident engagement, transparency, and timely communication. Other Commissioners emphasized the Housing Authority's "build first" redevelopment philosophy to minimize resident displacement, confirmed that no resident relocations would occur without advance notice and support, and stated that town hall meetings and additional resident outreach would be scheduled as redevelopment plans progress.

EXECUTIVE SESSION

Commissioner Carol Jackson moved to enter Executive Session, seconded by Commissioner Bill Hecht. The motion carried and Executive Session was entered pursuant to South Carolina Code § 30-4-70(a)(2), to receive legal advice regarding pending litigation and to discuss negotiations incident to a proposed contractual arrangement with the City, as well as legal advice concerning redevelopment. At the end of the discussion, Commissioner Schumacher moved to exit Executive Session, seconded by Chairman Voigt, and the motion passed unanimously. Upon returning to open session, Chairman Voigt reported that legal advice was received and extensive discussions were held; however, no votes or formal actions were taken.

RETURN TO PUBLIC SESSION

There being no further business before the Board, Chairman Voigt moved to adjourn, seconded by Commissioner Schumacher. With no additional discussion, the motion passed unanimously. Chairman Voigt adjourned the Annual Board Meeting of January 26, 2026, at 8:07 PM.