

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET
CHARLESTON, SC 29403
MINUTES OF REGULAR BOARD MEETING
APRIL 27, 2026

The Board of Commissioners of the Housing Authority of the City of Charleston met for a Regular Board Meeting on Monday, the 27th of April 2026. Mr. Gregory Voigt, Chairman, called the meeting to order at 5:30pm 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
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; Ms. Diana Ruhlig-Hendrix, Organization Trainer; Ms. Susan Chambers, Warehouse Manager; Mr. Zach Messier, Capital Fund Manager; Ms. Priscilla Waring, Procurement & Contracts Manager; Ms. Calix Stewart, 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. LaQuaintez Gadson, Assistant Property Manager, AMP 30; Ms. Carmella Luke, Property Manager, AMP 40; Ms. Chantel Stewart, Assistant Property Manager, AMP 40; Ms. Rayda Dupree-Scott, Enston Homes Property Manager; Ms. Camryn Williams, Executive Legal Assistant; Ms. Kathy Simmons, Executive Assistant and Recorder; Ms. Jessica Munday, TRIO; Ms. Mia Caradonna, TRIO; Ms. Ellen Rose, TRIO; Ms. Patricia Stewart, Resident Advisory Board (RAB) and Mr. Aaron Polkey, City Council.

Chairman Voigt noted two items under Communications.

- (1) The Housing Authority of the City of Charleston received a thank-you note from Dr. Latrinia Holmes-Lucas expressing appreciation for the love and kindness shown by the Authority during the passing of her mother-in-law.
- (2) Chairman Voigt recognized Pete Sherman for his 20 years of dedicated executive leadership service to the Housing Authority of the City of Charleston.

APPROVAL OF BOARD MINUTES

The following meeting minutes were presented for approval:

- Regular Board Meeting – March 23, 2026

Commissioner Bill Hecht moved to approve the minutes, with two additions. First, in response to a commissioner's inquiry, the Board discussed the City's preferred sequencing of redevelopment efforts. Mayor William Cogswell indicated that the City favors initiating development on the eastern side, in coordination with adjacent City- and County-owned properties. He noted that this

preference is largely driven by the partnership with the County and associated timing considerations, including a year-end deadline that creates urgency. As a result, the eastern-side development was identified as the City's priority for initial advancement.

Second, the Board discussed the implications of a potential partnership with the City in relation to the existing development agreement at the Morrison Station site. A Commissioner inquired whether the current agreement could be modified to accommodate such a partnership or whether a new solicitation process would be required. Mayor Cogswell expressed the view that the project would likely need to be rebid, given the introduction of an additional party to the agreement. He also cautioned that overlapping development efforts could complicate the project's ability to secure financing, reinforcing the likelihood that a new procurement process would be necessary if the City were to participate.

Commissioner Kathy Nelson seconded the motion. With no further discussion, the Chairman called for a vote, and the motion passed unanimously.

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 reported that he is preparing to conclude his tenure as Chief Executive Officer of the Housing Authority of the City of Charleston, with his final day in the role scheduled for Thursday, April 30, 2026. Based on current communications, the Housing Authority's incoming President & Chief Executive Officer, Mr. Nathan Simms, Jr., is anticipated to begin his tenure on Monday, May 4, 2026. Mr. Milligan expressed appreciation to the Board for allowing him to leave "with dignity" and shared that he had the opportunity to meet Mr. Simms, whom he described as "a good man." There being no questions, the Chairman recognized Mr. Jeremy Erling to present the Finance Report.

Chief Financial Officer, Mr. Jeremy Erling, presented the financial report reflecting a projected revenue shortfall of approximately \$3.25 million (8%), primarily due to timing of rental and grant revenue and a potential delay in developer fees related to Robert Mills Manor. Expenses are projected to be approximately \$1 million (3%) under budget, with overages in legal and certain utility/operating costs, including temporary utility coverage at Kiawah during resident relocation. Staff clarified the presentation of interest expense and noted a potential future breakdown of principal for improved debt service transparency. Occupancy was reported at approximately 87.8% following a revised calculation methodology that now includes units held for renovation. A new unit turn-time metric was introduced, and the Board requested comparative data for AMCS properties as well as inclusion of performance thresholds on the finance dashboard. Mr. Erling reported that bids for 1800 Ashley West fire-related work are due June 2. The Bank of America refinance is progressing, with consideration of an additional \$2 million for Magnolia Downs renovations, pending further review of prior and planned expenditures. The 4% tax credit WEH transaction remains on schedule with SC Housing review underway and final submission due in July. Robert Mills Manor timing remains dependent on tax and County approval processes, with potential delays impacting closing. The Finance Committee also requested additional information on the selected Gibraltar contractor, which will be reviewed further at the next committee meeting and returned to the Board if action is required. With no further questions, the Chairman moved to the Operations Report presented by Mr. Alex McFarlane.

Mr. McFarlane discussed HUD NSPIRE inspection scores and noted a shift from prior REAC inspections, which emphasized exterior and curb appeal, to NSPIRE's increased focus on interior and unit conditions. Mr. McFarlane explained that inspection findings, including photographic documentation, are being used as an ongoing, year-round corrective action process rather than a short-term pre-inspection effort. The Board requested the full NSPIRE report for review and asked that Mr. McFarlane provide a clearer plan and reporting cadence for improving occupancy and overall performance metrics toward established targets. With no further questions, the Chairman moved to the General Counsel Report.

General Counsel Mrs. Aris H. Ferguson reported receipt of Freedom of Information Act (FOIA) requests from Line 5 News seeking quarterly maintenance inspection reports (January 2025 to present), maintenance logs and maintenance call logs (January 2025 to present), the current fiscal year budget, employee expenditure listings for the current fiscal year, and P-card purchases for the current fiscal year. In response to a question from Commissioner Alvin Johnson, Mrs. Ferguson explained the applicable FOIA response timelines, generally requiring production within 15 business days for records less than two years old and up to 30 business days for older records, and noted that all responsive documents must be compiled, reviewed, and appropriately redacted prior to release. With no further questions or instructions, the Chairman invited Mr. Brad Walbeck to present the Human Resources Report.

Chief Human Resources Officer Mr. Brad Walbeck reported a significant increase in employee turnover during the month of March and provided context regarding the contributing factors. He further advised that recently separated positions may appear as active postings in the subsequent month's reporting cycle.

Chairman Greg Voigt noted that Mr. Gabe Bluestein had submitted his report but was not present to respond to questions. With no further discussion or additions, Chairman Voigt requested a motion to approve the Internal Reports.

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

NEW BUSINESS

Resolution #5210, Approval for Tenant Accounts Receivable Write Off

Resolution #5210, requesting approval to write off Tenant Account Receivables totaling \$36,908.39, was introduced. Commissioner Jackson moved to approve the resolution, and Commissioner Schumacher seconded the motion. With no discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5211, Approval for Disposition of Vehicles

Resolution #5211, requesting approval for disposition of three (3) vehicles, was introduced. Commissioner Hecht moved to approve the resolution, and Vice Chair Williams seconded the motion. With no discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5212, Approval to Enter Into A Project-Based Voucher (PBV) Contractual Agreement for Housing Assistance Payments (AHAP) with Poinsette Senior Apartments, LLC

Resolution #5212, requesting approval to enter into a project-based voucher (PBV) contractual agreement for housing assistance payments (AHAP) with Poinsette Senior Apartments, LLC, was introduced. Poinsette Senior Apartments (0 Hanover Street) is an 88-unit senior (55+) development sponsored by the Humanities Foundation. Discussion referenced CHA's prior conditional commitment approved in November 2023 and the use of 20 project-based vouchers (PBVs) as part of the project's financing structure, as well as planned supportive and wraparound services, including a partnership with the University of South Carolina College of Nursing. The Board also discussed establishing timeframes or "shelf-life" expectations for PBV commitments tied to financial closing milestones and requested an update on previously approved PBV commitments, including the Lowline city project. After some discussion, Commissioner Jackson moved to approve the resolution, and Vice Chair Williams seconded the motion. With no discussion, the Chair called for a vote, and the resolution was unanimously approved.

Resolution #5213, Approval of the Employment Agreement for Nathan Simms, Jr., to Serve as President and CEO

Resolution #5213, requesting approval of the employment agreement for Nathan Simms, Jr. to serve as President and Chief Executive Officer of the Housing Authority of the City of Charleston, was noted for discussion in Executive Session.

CITIZEN'S PARTICIPATION PERIOD

No public comments were submitted for the Citizen's Participation Period.

EXECUTIVE SESSION

Commissioner Nick Schumacher moved to enter Executive Session, and both Commissioner Kathy Nelson and Vice Chair Garcia Williams seconded the motion. The motion carried, and the Board entered Executive Session pursuant to South Carolina Code § 30-4-70(a)(2) to receive legal advice regarding redevelopment matters, including contract negotiations and related legal counsel for development projects. In accordance with South Carolina Code § 30-4-70(a)(1), the Board also discussed a contractual matter related to the hiring of a Chief Executive Officer. 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

During Executive Session, the Board considered approval of the employment agreement for Nathan Simms, Jr. to serve as President and Chief Executive Officer of the Housing Authority of the City of Charleston. Upon reconvening in open session, Chairman Voigt presented the motion to approve the employment agreement, which was seconded by Commissioner Hecht. The motion passed with no objections.

There being no further business, Chairman Voigt moved to adjourn the meeting, seconded by Commissioner Johnson. The motion passed unanimously, and Chairman Voigt adjourned the Regular Board Meeting of April 27, 2026, at 7:21 PM.