

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET
CHARLESTON, SC 29403
MINUTES OF SPECIAL BOARD MEETING
MARCH 2, 2026

The Board of Commissioners of the Housing Authority of the City of Charleston met for a Special Board Meeting on Monday, the 2nd of March 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. Vernon Graham, Security and Public Information Officer; Ms. Priscilla Waring, Procurement & Contracts Manager; Ms. Jaqueline Conyers, Enston Homes; Ms. Kathy Simmons, Executive Assistant and Recorder; Ms. Camryn Williams, Executive Legal Assistant; Mr. Jordan Jones, The Integral Group; Mr. Daryl Jones, The Integral Group; Mr. Egbert Perry, (CEO) The Integral Group; Mr. Rick White, The Integral Group; Ms. Vicki Lundy Wilbon, The Integral Group; Ms. Jessica Munday, TRIO; Mr. Teddy Parker, Parker Nelson; Mr. Carlton Bowers, Parker Nelson; Ms. Barbara Heyward, President of the Resident Advisory Board (RAB); Mr. Boyd Wright, Citizen; Ms. Natasha Chatman, Trident United Way; Mr. DJ Hampton, II, (CEO) Trident United Way; Ms. Kenya Dunn, (Founder) The P.O.W.E.R. Tribe; Mr. Darrin Goss, Sr., (President & CEO) Coastal Community Foundation; Reverend Dr. Eric Manning, Mother Emmanuel AME Church; Ms. Andretta Manning, Mother Emmanuel AME Church; Mr. Paul Stoney, (President & CEO) YMCA of Greater Charleston; Mr. Jerome Harris, Retired Public Administrator, Educator, and Social Justice Advocate; and Dr. Shawn Gathers, Chair of the Charleston NAACP Social Action Team.

COMMUNICATIONS

Chairman Voigt noted that there were no Communications to address.

NEW BUSINESS

Chairman Voigt noted that there was no New Business to address.

CITIZEN'S PARTICIPATION PERIOD

The Chairman opened the Citizen's Participation Period and reminded speakers that each individual would have two (2) minutes to address the Board. Seven (7) individuals spoke. A summary of each speaker's comments is provided below:

Reverend Dr. Eric Manning, Mother Emmanuel AME Church

Rev. Manning addressed the Board from a faith and community leadership perspective. He acknowledged the difficulty and responsibility of stewarding public resources and shaping housing policy. He emphasized that affordable housing is a moral issue tied to human dignity, affecting families, seniors, veterans, and children across Charleston. He encouraged the Board to act with wisdom and justice and expressed a commitment from faith leaders to walk alongside the Board to ensure the well-being of residents. Written remarks were submitted for the record.

Mr. Paul Stoney, President & CEO, YMCA of Greater Charleston

Mr. Stoney spoke on behalf of residents and community stakeholders concerned about maintaining the integrity of the Board's prior unanimous 2024 decision regarding redevelopment. He emphasized the importance of honoring commitments already made and cautioned against the costs of delay, including prolonged uncertainty for families and students. He respectfully requested that the Board uphold its 2024 vote to preserve institutional integrity and public trust.

Ms. Barbara Heyward, President of the Resident Advisory Board (RAB)

Ms. Heyward stated she was speaking on behalf of residents, particularly seniors. She urged the Board to remember the commitments made in 2024 and expressed concern about residents experiencing uncertainty or displacement. She presented a petition containing signatures from seniors and requested that it be entered into the record. Her primary appeal was for the Board to prioritize residents' stability and peace of mind when making its decision.

Mr. DJ Hampton, II, CEO, Trident United Way

Mr. Hampton thanked the Board, staff, and community partners for their leadership and referenced Mayor Cogswell's focus on housing urgency. He shared housing affordability data, including ALICE (Asset Limited, Income Constrained, Employed) household statistics in Charleston County, highlighting the significant percentage of households burdened by housing costs. He emphasized that affordable housing is foundational to financial stability and urged the Board to move forward with urgency, transparency, and accountability, keeping residents at the center of any decision. Written remarks were submitted for the record.

Mr. Jerome Harris, Retired Public Administrator, Educator, and Social Justice Advocate

Mr. Harris focused his remarks on Section 3 requirements under federal housing law, emphasizing the importance of ensuring training, employment, and contracting opportunities for low-income residents during redevelopment projects. He encouraged the Board to consider the development partner's experience and track record in implementing such programs effectively. He also noted that project delays could result in missed opportunities for residents.

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

Mr. Goss spoke about the importance of integrity, transparency, and honoring existing contractual obligations. He stressed that while the Board operates independently, it is also interdependent with the broader community and stakeholders. He cautioned that reversing prior decisions or breaching agreements could undermine public trust and set back collaborative efforts. He encouraged thoughtful negotiation while remaining consistent with prior commitments.

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

Dr. Gathers expressed support for continuing with the current development agreement and stated that residents had been engaged throughout the process. He emphasized that many residents, including elderly and disabled individuals, would be directly impacted by the Board's decision. Dr. Gathers urged the Board to prioritize residents, avoid setting a negative precedent, and remain committed to the previously selected development partner.

EXECUTIVE SESSION

Commissioner Nick Schumacher moved to enter Executive Session, which was seconded by Commissioner Carol Jackson. The motion carried, and the Board entered Executive Session pursuant to South Carolina Code §30-4-70(a)(2) to receive legal advice concerning redevelopment contractual negotiations with the Integral Group.

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, Commissioner Nick Schumacher moved to adjourn, seconded by Commissioner Carol Jackson. With no additional discussion, the motion passed unanimously. Chairman Voigt adjourned the Special Board Meeting of March 2, 2026, at 8:46 PM.