



Asheville Housing Authority
Special Meeting of the Board of Commissioners
Minutes: August 14, 2025
Virtual: Zoom Meeting
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I. Meeting Opening & Roll Call:

Chair Bacoate opened the Special Board session at 12:03 PM

HACA Mission Statement and Core Values were read.

Quorum was present. **Board Members Present:** Chair Mychal Bacoate, Vice-Chair Kimberly Collins, Commissioner Carol Goins, Commissioner David S. Robinson Sr., Commissioner Maggie Slocumb, **Also in attendance:** HACA Interim ED Rhodney Norman, HACA COO Ella Santos, Susan Russo-Klein, Attorney, Roberts & Stevens, P.A., Cherin Marmon-Saxe Executive Assistant.

Not in Attendance: Commissioner Scott Farkas, Laura Sotelo-Garcia.

II. Approval of Agenda:

Vice Chair Kimberley Collins moved to accept the Special Session Meeting Agenda as presented.

Commissioner Sean Aardema seconded. All Ayes, No Nays; The Commissioners unanimously approved the meeting agenda as presented.

III. New Business

a. Amended Lease with Asheville Peak Academy Charter School

- **Susan Russo Klein** presented revisions to the Asheville Peak Academy lease, summarizing operational clarifications:
 - Parking placards for staff.
 - Shared kitchen provisions modified (contingent on separate Kitchen Services Agreement).
 - Shared space rules clarified: Peak to vacate classrooms and gym by 3:30 PM, auditorium by 2:15 PM; teachers may remain to complete work so long as afterschool activities are not disrupted; tutoring from 3:00–4:00 PM incorporated.
 - Clarification of maintenance/security reporting.
 - Installation of classroom cameras with controlled access to recordings.
 - Dispute resolution mechanism involving COO prior to board/legal escalation.
 - Annual updates to shared-use schedule aligned with the school calendar.
 - Keys and security protocols standardized.
- Discussion followed regarding operational concerns, particularly classroom use after school hours. Commissioners expressed differing views:
 - **Commissioner Slocumb** asked for staff confirmation that HACA's programs were adequately protected under the agreement.
 - **CEO Santos** acknowledged lingering concerns but noted these were manageable through ongoing discussions.
 - **Commissioner Robinson** raised concerns over unresolved teacher workspace arrangements.
 - **Commissioner Aardema** voiced confidence in COO Santos' ability to manage operational challenges.

b. Kitchen Services Agreement with Asheville Peak Academy Charter School

- **Susan Russo Klein** introduced a new contract under which HACA will provide food services for Peak Academy students:
 - Breakfast, lunch, and snacks prepared by HACA under Buncombe County regulations and *Rainbow in My Tummy* program.
 - Unified menu across all children served at the Eddington Center.
 - Peak to pay HACA \$5 per student per school day.
 - Initial **30-day trial term**, renewable through the school year.
 - Insurance provisions naming each party as additionally insured.
- **COO Santos** noted ongoing monitoring of satisfaction and open communication channels.

IV. Board Discussion

- Commissioners debated whether unresolved items (teacher workspace and kitchen satisfaction) should delay approval.
- General consensus acknowledged:
 - Lease provides adequate framework.
 - Staff will resolve operational details through ongoing communication.

V. Motions and Votes

a. Recusal of Commissioner Wynn

- **Motion:** Vice Chair Collins
- **Second:** Commissioner Goins
- **Vote:** Unanimous approval.

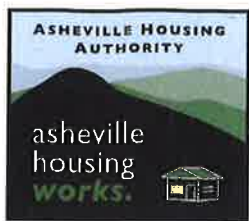
b. Approval of Amended Lease with Asheville Peak Academy

- **Motion:** Commissioner Goins
- **Second:** Vice Chair Collins
- **Roll Call Vote:**
 - **6 Ayes; 1 Recusal**
- **Motion Carried.**

c. Approval of Kitchen Services Agreement

- **Motion:** Commissioner Goins
- **Second:** Commissioner Slocumb
- **Roll Call Vote:**
 - **6 Ayes; 1 Recusal**
- **Motion Carried.**

Meeting Adjournment at 1:05 PM



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Special Meeting of the Board of Commissioners
Minutes: August 14, 2025
Meeting Location: 165 S. French Broad Ave., Asheville, 28801

Mychal Baeoate

Mychal Baeoate, Board Chair

Date: *8/27/25*

ATTEST:

Rhodney Norman

Rhodney Norman, Associate Secretary

Date: *8/27/25*

