



Asheville Housing Authority
Regular Meeting of the Board of Commissioners
Draft Minutes: November 20, 2024
Meeting Location: 165 S. French Broad Ave., Asheville, 28801
[Click Here](#) to view all meeting materials

I. Work Session Meeting Opening & Roll Call:

Chairman Jackson opened the Work Session and asked for roll call at 5:10 PM. Quorum was present. Chairman Jackson opened the session by reading HACA’s mission statement and core values. **Board Members Present:** Chairman Tilman Jackson, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner David L. Robinson Sr., Commissioner Kidada Wynn. **Board Members Absent:** Vice Chairman Reginald Robinson.

Invited Guests: Kristen Kirby, Partner at McGuireWoods LLP and Roers Companies, LLC (the “Borrower”)

- **Approval of Agenda:**

Commissioner Farkas moved to approve the agenda as presented, **Commissioner Harris seconded;** All Ayes; No Nays; Unanimously Approved.

- **Closed Session:**

Commissioner David Robinson moved to break to closed session; **Commissioner Farkas seconded;** All Ayes; No Nays; Unanimously Approved.

Purpose of this closed session: The purpose of this closed session is to (i) consult with the Authority's attorney in order to preserve the attorney-client privilege pursuant to N.C. Gen. Stat. §143-318.11(a)(3), and (ii) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer pursuant to N.C. Gen Stat. §143-318.11(a)(6).

Board Members broke to Closed Session at: 5:11PM.

Board Members returned from close session at: 6:17 PM

Session Closing Statement: Motion to approve and confirm the Board’s decision made on November 7, 2024, as recorded in prior discussions, to ensure it is reflected in the official record and consistent with the board's intentions.

Commissioner Farkas moved to approve ; **Vice Chair Robinson seconded;** All Ayes; No Nays; Unanimously Approved.

Resolution Review

- **Resolution 2024-36:** Pine Lane Inducement

This was moved to the Regular Session.

- **Meeting Adjourned: 6:18**

II. Regular Session Meeting Opening & Roll Call: [Click Here](#) to view all meeting materials

Chairman Jackson opened the Regular Session at 6:18 PM Quorum was present. Chairman Jackson opened the session by reading HACA’s mission statement and core values. **Board Members Present:** Chairman Tilman Jackson, Vice-Chair Reginald Robinson, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner David L. Robinson Sr., Commissioner Kidada Wynn.

Invited Guests: Kristen Kirby, Partner at McGuireWoods LLP and Roers Companies, LLC (the “Borrower”)

• **Approval of Agenda:**

Commissioner Farkas moved to approve the agenda as presented, **Commissioner Robinson seconded;** All Ayes, No Nays, Unanimously Approved

• **Approval of Previous Minutes:**

○ **October 23, 2024**

- **Motion: Commissioner Farkas; Second: Commissioner Robinson;** All Ayes, No Nays, Unanimously Approved

○ **November 7, 2024**

- **Motion: Commissioner Farkas; Second: Vice Chair Robinson;** All Ayes, No Nays, Unanimously Approved

• **Approval of Interim Executive Director and Associate Secretary**

Chairman Jackson asked for a motion to approve Mr. Rhodney Norman as Interim Executive Director or such other title as directed by HUD. **Vice Chair Robinson** moved to approve Mr. Rhodney Norman as Interim Vice Chair, **Commissioner Farkas seconded;** All Ayes, No Nays, Unanimously Approved.

Chairman Jackson asked for a motion to approve Mr. Rhodney Norman as Associate Secretary of the Housing Authority of the City of Asheville. **Commissioner Farkas** moved to approve Mr. Rhodney Norman as Associate Secretary, **Commissioner Robinson seconded;** All Ayes, No Nays, Unanimously Approved.

• **Resolution Review**

○ **Resolution 2024-36: Pine Lane Inducement**

Ms. Kristen Kirby, Partner from McGuireWoods LLP, and Eddie Starz from Roers Companies, LLC (the “Borrower”) presented an inducement resolution for a new bond deal to finance the construction of Pine Lane Apartments, a 126-unit affordable housing development. The developer, Roers Companies, would be solely responsible for repaying the bonds. The bond issuance amount is not to exceed \$31 million, and the deal is expected to close in 2025.

Commissioner Harris asked for clarification of the address for the apartment complex. **Eddie Starz confirmed** that the apartments would be built on Pine Lane off of Brevard Road, Asheville. **Commissioner Harris asks** if there are other apartment communities in the area. **Eddie Starz responds** that there are none on the same side of I-26 as this planned apartment community. **Commissioner Harris asks** if there is a bus stop and sidewalk accessibility on this side of I26. **Eddie Starz responds** that there is on the other side of I26. **An audience participant offers** that the map shows there is a bus stop on this side of I26, but it is a block or two away. There also appears to be sidewalk accessibility.

Commissioner Harris inquires about how we follow up to ensure that the developer is meeting and continues to meet the requirements that they are contracted to. Kristen Kirby confirms that as part of the bond issuance contract, there are guidelines and requirements that the contractor must comply with, with regards to the affordability restrictions and the like. The contractor is also required to file reports annually with HACA showing that they remain in compliance with these requirements. HACA will also have certain inspection rights and be able to go visit the project.

• **Resident Recognition Celebration - Ms. Shaunda Jackson & Ms. Karolina Hopkins**

Ms. Shaunda and Ms. Karolina recognized the following residents for their extraordinary contributions across their communities during Hurricane Helene and the aftermath. They went above and beyond the call during such difficult circumstances to assist with the distribution centers and support their neighbors.

Vivian Barber	Deaverview Apartments & Community
Paul Howell	Altamont Apartments & Community
Tasha Boseman	Maple Crest Apartments & Community
TaTanisha Davis	Erskine Community
Nastassia Hearst	Walton Community
Laura Sotelo	Klondyke Apartments & Community
Kristie Webb	Klondyke Apartments & Community
Angela Young	Hillcrest Apartments & Community

• **Public Comment:**

Eight speakers addressed various concerns including:

- Michael Johnson incident
- Delayed implementation of promised improvements
- Issues with playground equipment and water fountains
- Safety and security concerns
- Maintenance and cleaning needs
- Communication gaps between management and residents
- Concerns about parking changes

• **Executive Report [Click Here](#) to view full Executive report**

Presentation of the Executive Report was cancelled for this meeting.

• **New Business:**

Consent Agenda for Resolutions Approval:

The following Resolutions are presented for the consideration of the Board of Commissioners, as drafted.

- **Resolution 2024-36: Pine Lane Inducement**

Commissioner Farkas moved to accept the Consent Agenda as presented. **Commissioner Harris seconded;** All Ayes, No Nays, Unanimously Approved.

Asheville Housing Authority: Board of Commissioners November 20, 2024 Meeting – DRAFT Minutes

Chairman Jackson addressed the attendees about the state of affairs, acknowledging the difficult times due to the hurricane, the change at HACA. He stressed the importance of respecting one another and understanding that the Board is doing the best they can, that there are rules and regulations that need to be followed, that they cannot please everyone, but they are trying. It will take all of us working together to make the HACA great place to work and a great place to live.

- **Meeting Adjourned: 7:27 PM**



Asheville Housing Authority
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Draft Minutes: November 20, 2024

Meeting Location: HACA Central, 165 S. French Broad Ave., Asheville

Tilman Jackson, Board Chair

Date: _____

ATTEST:

Rhodney Norman, Associate Secretary

Date: _____

Transcribed by: Cherin Marmon-Saxe, Executive Assistant to President & CEO