



Asheville Housing Authority
Regular Meeting of the Board of Commissioners
DRAFT Minutes: April 23, 2025
Meeting Location: 165 S. French Broad Ave., Asheville, 28801
[Click Here](#) to view all meeting materials

I. Work Session Meeting Opening & Roll Call:

Chair Bacoate opened the Work Session and asked for roll call at 4:05 PM.

Quorum was present. **Board Members Present:** Chair Mychal Bacoate, Vice-Chair Kimberly Collins, Commissioner Sean Aardema (after roll call), Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner David S. Robinson Sr., Commissioner Maggie Slocumb, Commissioner Kidada Wynn. **Also in attendance:** HACA Interim ED Rhodney Norman, and Attorney Cindy Rice of Roberts & Stevens, P.A., **Absent from Work Session:** Commissioner Carol Goins

- **Approval of Agenda:**

Commissioner Roy Harris moved to accept the Work Session Agenda as presented. **Commissioner Kidada Wynn seconded.** All Ayes, No Nays; The Commissioners unanimously approved the motion.

- **Executive Overview**

- **Resolution 2025-06: Final Approval for Battery Park**

Resolution was presented by Kristen Kirby, Partner at McGuire Woods, and Gerald Griffin from National Church Residences.

Board Chair Bacoate asked if the Agency will receive the costs associated for this additional money. Kristen Kirby confirmed that the initial \$20 million was issued in 2023 and this approval is for an additional \$1 million. She confirmed that HACA will receive the typical 1.25% fees for this issuance.

Commissioner Maggie Slocumb if this will now fully cover the project, recognizing that there is so much uncertainty in construction and development costs. **Gerald Griffin from National Church Residences** responds that he is confident that this will cover costs at this point and will be completed within a month, and anything additional that may arise will be covered from their own funds.

Commissioner Roy Harris asks for background on from National Church Residences. Gerald Griffin responded with basic history of the company, their demographic and their experience doing these types of projects.

- **Executive Search Firm Presentations**

- **Gans, Gans, and Associates, presented by Ms. Simone Ganns Banfield, President and CEO**
- **Armstrong McGuire, presented by Bert Armstrong, Principal**

- **Review of Amended and Restated Bylaws was moved to Regular Session.**

Chair Bacoate confirms no closed session is required, and asks for a motion to close the Work Session.

Commissioner Goins moved to close the Work Session. **Vice Chair Kimberly Collins seconded.** All Ayes, No Nays; The Commissioners unanimously approved the motion.

Meeting Adjourned: 5:12 PM

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

Chair Bacoate opened the Regular Session and asked for roll call at 5:21 PM.

HACA Mission Statement and Core Values were read by Commissioner Maggie Slocumb.

Quorum was present. **Board Members Present:** Chair Mychal Bacoate, Vice-Chair Kimberly Collins, Commissioner Sean Aardema, Commissioner Scott Farkas, Commissioner Carol Goins, Commissioner Roy Harris, Commissioner David S. Robinson Sr., Commissioner Maggie Slocumb, Commissioner Kidada Wynn. **Also in attendance:** HACA Interim ED Rhodney Norman, and Attorney Cindy Rice of Roberts & Stevens, P.A,

• **Approval of Agenda:**

Chair Bacoate asked for a motion to amend the agenda to remove the approval of the revisions to the Bylaws from the consent agenda and add the review and approval to a separate agenda item to be addressed after the Public Comment.

Commissioner Slocumb made a motion to approve the Amended Consent Agenda. **Vice Chair Collins seconded;** All Ayes, No Nays, Unanimously Approved

Amended Consent Agenda includes:

- Removal of the Revisions to the Bylaws and move to a separate agenda item after Public Comment.
- Approval of Previous Minutes from Regular Meeting: March 26, 2025
- Approval of Resolution 2025-06: Final Approval for Battery Park

Commissioner Sean Aardema made a motion to approve the Amended Consent Agenda. **Vice Chair Collins seconded;** All Ayes, No Nays, Unanimously Approved

• **Public Comment**

Commissioner Slocumb read the Public Comment Guidelines. The Board of Commissioners heard from 3 public speakers on the following topics:

- Southside Community Farm Update
- Pisgahview Resident Council update

• **Additional Business:**

○ **Executive Search Firm Presentations**

Chair Bacoate opened discussion about the presentations from the two executive search firms in the work session, and asked the Commissioners to comment their takeaways, any points of ease or unease, and voice any questions still open. Some of the key indicators for choosing the search firm include

- Experience specific to Housing Authorities
- Expediency
- Thoroughness of the candidate pool
- Engagement of staff and other Stakeholders in the process

Chair Bacoate asked for a motion and second to vote on the Executive Search Firm that HACA will move forward with for the search for a new CEO and asked the Commissioners to state the Firm of their choice.

Commissioner Farkas moved to vote on the Executive Search Firm. **Commissioner Aardema seconded.** Commissioners unanimously voted for Gans, Gans and Associates to be the firm HACA will move forward with.

Chair Bacoate stated that they will work with HACA HR to execute the contract with Gans, Gans and Associates.

○ **Review of the Amended and Restated Bylaws**

Chair Bacoate asked Cindy Rice, partner at Roberts & Stevens, P.A., to present the proposed changes to the Bylaws. Cindy explained that the discussion will be broken into 2 parts, and discussed each proposed amendment.

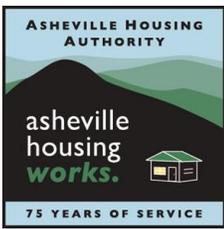
- Section 4.03: Change in Resident Composition of the Board
 - Changing the current composition from at least one of the commissioners as person who's directly assisted by the authority to three but not more than 1/3 of the commissioners shall be persons who are directly assisted by the authority.
- “Clean-Up” minor changes, modifications, or add-ons

Please refer to the [Redlined DRAFT of the Amended and Restated Bylaws](#) for detail on the changes.

Chair Bacoate asked for a motion and second to vote on the proposed technical amendments with the exception of section 4.03. **Commissioner Aardema moved** to vote on the proposed technical amendments excepting Section 4.03. **Vice Chair Collins seconded.** All Ayes, No Nays, Commissioners unanimously voted to accept all technical amendments.

Chair Bacoate asked for a motion and second to vote on the amendment to Section 4.03, to change the composition from at least one of the commissioners as person who's directly assisted by the authority to three but not more than 1/3 of the commissioners shall be persons who are directly assisted by the authority. **Commissioner Farkas moved** to vote on the proposed amendment to Section 4.03. **Commissioner Aardema seconded.** 4 Ayes, 5 Nays, motion fails.

Meeting Adjourned: 5:51 PM



Asheville Housing Authority
Regular Meeting of the Board of Commissioners

Draft Minutes: November 20, 2024

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

Mychal Bacoate, Board Chair

Date: _____

ATTEST:

Rhodney Norman, Associate Secretary

Date: _____