

MINUTES OF A REGULAR MEETING OF  
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH  
BOARD OF COMMISSIONERS  
MAY 26, 2022

The members of the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina met at 900 Haynes Street and via Zoom on Thursday, May 26, 2022 at 5:00 p.m.

The Board Chair called the meeting to order and upon roll call the following were present and absent:

Present: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead,

Absent: Bahati Mutisya, Doris Wrench

Visitors: Kristen Kirby, McGuire Woods; Dustin Mills, Taft-Mills Group; CJ Tyree, Taft-Mills Group; Charles Francis, Francis Law Firm, PLLC; Kenya Pleasant, Greystone Affordable Developments;

Public: Valerie Crutchfield, Glenwood Towers; Jackie Williams, Glenwood Towers; Lottie Moore, The Oaks; Ms. Portia, The Oaks; Anne McMillian, former RHA resident;

RHA Staff: Sonia Anderson, Priscilla Batts, Liz Edgerton, Wayne Felton, Paul McDonough, Jennifer Morgan, Donna Perez, Jason Schloop, Gwen Wall.

The Board Chair declared a quorum present and welcomed everyone to the meeting.

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RECOGNITION OF VISITORS

Mr. Felton welcomed the visitors to the meeting.

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PUBLIC COMMENTS

**Anne McMillian**

My name is Anne McMillian. I was a tenant with RHA for years. I never gave them any problems at all. Today, I want to know what the purpose of this meeting is. Number two, I'd like to know who we give our money to at the Raleigh Housing Authority. I'd like to see some faces, I'd like to see some names. Because Raleigh Housing Authority could be anybody. Number three, I want to know when the trespassing policy changed. I have a son and we had some problems in 2014, at Glenwood Towers. My son has been banned from all properties at Raleigh Housing Authority since 2014. He lives with me. He has never had any problems with anybody else at the Raleigh Housing Authority. He can't beat the system. He can't beat the Raleigh Police Department. And you can't beat the Raleigh Housing Authority because there's too many of you and I don't have the money to put into it. Number four, if the policy doesn't say that a person is going to be trespassed for life, I want to know from Mr. Felton or somebody why my son has been banned.

You can't stop the police from putting the charges on a person. The RPD put charges on my son just because they can, the same way they did me when I stayed at Glenwood Towers. I was at Glenwood Towers on December 27, 2014, sitting at the bus stop. A cop came up and asked me my name. I told him. He asked what I was drinking. I said I was drinking tea. They asked me if they could look in my cup. They arrested me and took me downtown to the jail. I don't drink or smoke and I don't do drugs. He did it because he was in authority and wanted to execute his authority.

Today I'm here to find out why my son Eric Maurice McMillian has been banned from all properties of Raleigh Housing Authority. Who is Raleigh Housing Authority, the faces of Raleigh Housing Authority, and who have I been paying my money to for 10 years. This is not only going to help me, it's going to help somebody else because I'm a civil rights leader and I fight for justice. The Raleigh Housing Authority forced me out of my apartment after 10 years. Because of my son, I was forced out of my apartment after 10 years. I want to know why I was forced out of there. I'd like to get some answers tonight before I leave. I'm upset because, at the end of the day, my son is a human being. He has a lot of stuff on his record. But you didn't check to see what he was convicted of, and what was let go. Half of the stuff on his record he was not convicted of. Yes, he's an alcoholic and some people here are alcoholics too. I can look at people and tell whether or not they drink.

I want some answers. Why was I forced out of Meadowridge because of my son? What happened in a Raleigh Housing Authority property was between me and my son. I need some answers.

Commissioner Morris said we will we will look into that in and have staff get back to you.

Ms. McMillian said she needs somebody to call her. She said she had to pay an excessive water bill that was over \$200 dollars – it wasn't my fault. It was Raleigh Housing Authority's fault. I'm going to speak my peace because I have a right to do that without offending anybody. You need to take your feet off my neck and let me live. And you need to take your feet off my son's neck and let him breathe. How can he get an apartment in Raleigh Housing Authority if he's been banned from every place that he goes? And suppose he doesn't know he's on Raleigh Housing Authority property? He could potentially be locked up. Not because of something he knew, but because of something he didn't know. You need to get these rules right.

Commissioner Morris thanked Ms. McMillian for her comments.

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## CONSENT AGENDA

All items on the Consent Agenda are considered to be routine and may be enacted by one motion and second. If a Commissioner requests that an item be removed from the Consent Agenda it will be done and considered as a separate item. The vote will be a roll call vote.

### Item 1

Charge-off of delinquent resident accounts for April 2022

Item 2

No Financial Statements due to FYE 3/31/22 Close Out

Item 3

Vacancy and Turnover Summary for April 2022

Item 4

Minutes:

April 11, 2022 special meeting

April 25, 2022 special meeting

April 28, 2022 regular meeting

RECOMMENDATION: Approval as submitted by staff.

Commissioner Warren moved and Commissioner Braun seconded approval of the Consent Agenda.

A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead

Nay: None

The Consent Agenda has been adopted.

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REPORT OF THE BOARD SECRETARY

**Valerie Crutchfield**

Mr. Felton introduced Valerie Crutchfield, Glenwood Towers resident, who is the recommendation for RHA’s resident representation on the Board of Commissioners. She will be taking Doris Wrench’s place when her term expires.

The Board welcomed her and thanked her for her commitment.

**Displaced Families Question**

Mr. Felton said Commissioner Warren asked a question about displaced families with the Section Eight program. The way we worded that was with displaced families, we were looking at natural disasters declared by the President, governmental action as directed by the RHA Board of Commissioners, or due to the acquisition of local affordable housing complex, which results in a complex no longer maintaining its affordable housing status to current residents. Commissioner Warren had asked if it included people who lost their job (or something similar). That was not the intent of adding that – it was mainly for a large scale extenuating circumstance.

Commissioner Warren asked if we should consider expanding that priority. A lot of people have suffered rent increases and may be facing displacement because of rent increases. He is offering

that as a thought, whether or not that's something that we want to consider, because some people are being put out in the streets. Maybe that is something that staff could look into down the road.

Mr. Felton said staff will be looking for recommendations for changes to the Section Eight Administrative Plan that is done annually. Our plan was to have changes in August and then get the final approval for those changes in October. That could be a time to look at that and discuss it further.

Commissioner Warren said displacement can have many different causes. That can be a tricky path to go down. He said he's confident that staff can look into that.

Mr. Felton said he would caution against undue administrative burden. We don't want to bog down our system where we can't move anybody. He agrees that there are a lot of different ways that people are displaced, through no fault of their own. We would need to figure out how we want to address this without creating additional problems.

Commissioner Warren suggested asking PHADA or find out if any other PHAs have gone down this path. He thanked Mr. Felton for following up with his question.

### **COVID Issues**

- RHA currently has one reported case with residents and two (2) staff cases over the past month.
- The number of vaccinations for the residents and staff in April was 90.

### **RAD Update**

- We have received our RCC (RAD Conversion Commitment) for Berkshire. This is one of four properties we are working on to convert to RAD. We have not received anything regarding the other three properties.
- We have been assigned a closing coordinator who we met with yesterday.
- We had a meeting this morning with HUD to answer our remaining questions:
  - We can go ahead with resident meetings for all properties.
  - Management offices will be part of the conversion but not part of the HAP contract.
  - Community Centers will not be set up in the same way as the management offices.
  - Initial inspections – staff would like to start those now.

Commissioner Warren asked if EJP is part of those discussions with HUD.

Mr. Felton said they are not part of those discussions.

Commissioner Morris asked about the Community Centers.

Mr. Felton said at these properties, one unit is taken offline and the resident council uses it as a community center for their meetings, etc.

- We have contracted with Banks Law firm and started working with them on closing documents.
- We received our tax exemption status from IRS.
- The tentative schedule date to close is August 1<sup>st</sup>, with leases to be signed October 1<sup>st</sup>.
- Remaining documents for RAD closing will come in June for approval. We are not planning on a July meeting at this time. This is dependent on when we receive RCCs for the remaining properties.

### **Cyber Insurance Update**

Mr. Felton said that he was mistaken when he told the Board that RHA has cyber insurance with NCHARRP. The insurance he was speaking about was for NCHARRP, the entity itself – not for the Housing Authorities. Staff has been working with the insurance representative to get a quote on cyber insurance. We met with them last week to discuss our situation. Cyber insurance providers will not provide a quote until RHA has a Multi-Faceted Authentication (MFA). We have researched MFAs and hope to have this in place in the coming weeks. Once this is in place, we will request a quote.

### **Transition Plan**

Mr. Felton said a Transition Plan is where HUD wants you to get in compliance with the current ADA laws. This is part of a voluntary compliance agreement we had last year and is the last piece of that we need to do. RHA is contracted with Bureau Veritas agency to inspect all of our properties, including CAD's properties, and create this Transition Plan of what we need to address. We received a draft of the Plan (and it's still in draft form). We're working to finalize that so we can bring it to the Board in June. The total work that they're saying we need to do is over \$10 million. The work is not something we need to do right away. It's a living document that staff will constantly be looking at. There are some easy things on there that we can do fairly easily. There are others that may take complete unit renovation. The prices are not set – it's just their estimates.

Commissioner Braun asked if they had any prioritization. He wondered if they were ranked in different ways – in terms of impact versus cost.

Mr. Felton said we went back and looked at it by property. The office building would be a priority because so many people come here because it's a public place. Within each report at the property we prioritize things within that particular report.

Commissioner Winstead said the Justice Department has been going around for a few years, looking at property. A lot of tax credit developers have had to negotiate agreements with the Justice Department about accessibility issues, and set aside funding to do that, because they were either audited or had someone file a complaint about accessibility issues. She asked if this is to be proactive before something like that happened.

Mr. Felton said that is correct.

Mr. Francis said this is proactive, and it's also responsive. RHA settled a long standing disability claim recently. This was part of the VCA that came as a result of that claim.

### **NSPIRE Inspections**

Mr. Felton said there were two NSPIRE inspections this week – at Stonecrest and Valley Brook. A few of the things they found at those properties included:

- Gutter cleaning.
- GFIs (ground fault interceptors) in kitchens.
- Some smoke detectors needed battery replacements.

### **Hiring Processes Update**

- We are doing a phone interview prior to applicant filling out an application. We get a completed application prior to recommendation to HR.
- We have trained staff on how to use ZipRecruiter.
- We modified job titles to help attract job seekers whose skillsets align with the position. In Contract Services we changed Contract Monitor to Project Manager.
- We are using Simply Hired Job Board to post our Maintenance positions.
- We started our hiring/retention bonus of \$1,200 per year.
- One thing we have been doing for a while is our referral bonus for staff. Staff can either receive \$500 or 5 days paid leave after the new employee completes probation.

### **360 Training with Executive Staff.**

- Mindset/feedback training was completed last month.
- DISC training is next. (Dominance, Influence, Steadiness and Contentiousness).

### **Board Pics & Bios on Website**

We have Board members pictures and bios on the website. You have to click on the name for the picture and bio to see them.

### **Press Release**

We saw the article in Business Journal announcing my leaving the agency this week. We will also post a copy of that on our website.

### **New Fire Alarm System at Carriage House Apartments**

Ms. Perez and her staff are overseeing the installation of a new fire alarm system at the Carriage House. She is also working with Google Fiber to bring their service to the building next week. Google Fiber wired the units for their service a couple of years ago. They are now bringing the service to the building and the residents will have access to free basic internet service. They can pay for an upgrade if they want.

Commissioner Braun asked if the residents need to pay for any additional equipment with the Google Fiber.

Mr. Felton said the units were wired and the equipment was put into the units at that time. There will not be additional equipment to purchase. However, Google Fiber will need to test the equipment to make sure it still works.

### **Benches at Walnut Terrace**

Ms. Perez and her staff have also been working to get the benches installed at Walnut Terrace. We had trouble finding a concrete contractor to install the concrete pads. She has one quote and is working on getting a 2<sup>nd</sup> quote.

### **Auditors**

The auditors are coming in June. The Entrance Meeting with Audit Committee is scheduled for June 21<sup>st</sup> at 3:00 pm.

### **Thank You**

Mr. Felton thanked everyone for their support these past years as Executive Director. He wishes everyone well.

### **REPORT OF THE REPOSITIONING COMMITTEE**

Commissioner Warren said the Repositioning Committee has not met in a couple of months – however, we will need to meet soon. Things at Heritage Park are going to start picking up very quickly now since we will have a Co-Developer selected in the near future. We also have a rezoning request that we will consider tonight. If that moves forward, there will be public meetings. We will need to find out who on the RHA staff is going to head that up because there needs to be RHA staff representation. In some cases, there will be Board representation for Board Commissioners who might be interested. When we have the Co-Developers selected, we're going to want to move forward with the Master Planning process.

Mr. Felton said EJP is under contract for that and ready to go.

Commissioner Warren said we'll talk more about this once we have the Co-Developer selected – some members of the selection committee went to Chicago and toured the work of the potential Co-Developer. They noted that they're typically involved in the Master Planning process, so we can integrate them into that with EJP and with the work here at RHA.

Another topic that we looked at and discussed in Chicago on the tour was relocation and tenants' rights to come back and the criteria that will be required. That's something that is still out there for us to look into. The Repositioning Committee is going to be busy going forward. The next meeting is June 14<sup>th</sup> at 11:30 am. Everybody on the Board are invited to attend. That will be a virtual meeting that the public is also invited to.

### **REPORT OF THE TRANSITION COMMITTEE**

Commissioner Braun said we have been working to get an RFP out for identifying an executive search firm to help us with the search for Mr. Felton's replacement. We had five responses and we thought they were all worthy and worth considering. At our meeting, we eliminated two from further consideration. We were hoping to come back today with a recommendation. However, we had three that we think are good and we need to have some conversations with them to see which ones we think will serve RHA's needs the best. We would like to ask for the Board to continue this with a virtual meeting on June 9<sup>th</sup> at 4:00 pm so that the committee can have these interviews, and then come back to make our formal recommendation and report to the Board. Hopefully at that time the Board will approve for us to go ahead and engage them.

If we decide to move forward that evening, the public part would be a vote to authorize entering into a contract with the chosen firm. That would be part of the public discussion. Assuming all goes well, we should be able to have everything packaged up for a formal recommendation to the Board on June 9<sup>th</sup>.

#### COMMISSIONERS COMMENTS

Commissioner Warren said Commissioner Ellinger had a brief conversation with some staff at the City, wondering whether or not RHA should have a joint meeting with City Council (about the transition in leadership and having a Co-Developer selected for Heritage Park). I thought that we ought to wait until we have a Co-Developer selected and then we could bring in our whole team to talk about the upcoming process for Heritage Park. I'm not quite sure when it's going to happen. However, I think we should plan on having that before year end.

Commissioner Braun said they schedule their meetings so far out that it's difficult to get on their calendar. If we want to have it with them, we might want to let them know when we think we'll be ready so they can pencil us in. They have a list of work session topics that they're working through for other groups, too.

Commissioner Warren said maybe it could be in July. I'm not thinking that we're going to have a new director selected at that point in time. I'm just thinking that they're anxious to hear about Heritage Park.

Commissioner Braun said we probably want to ask them for their available dates. If we know we'll be ready for a meeting after July, or whenever you think we ought to have it, I suggest we convey that to the Mayor and tell them that we will be ready for work session any time after "X" date.

Commissioner Warren said he thinks we probably need a couple of weeks. The idea is that we'd probably be looking to have an MOU for the Co-Developer executed before we formally approve them. And we don't quite know how difficult that's going to be.

Commissioner Braun suggested telling them any time after August 1<sup>st</sup>. He asked if that would fit within what the committee is hoping for.

Commissioner Warren said we should have an MOU within three to four weeks.

Commissioner Braun said we should have some substantive things to report by then, too.

Commissioner Morris suggested we ask for after August 1<sup>st</sup> and we can at least initially convey that to the Mayor.

Commissioner Braun agreed – and it gives them a window to start thinking about their schedules. They have a lot going on and trying to get on their calendar is difficult.



Commissioner Whitehouse said it's becoming relevant that he is going to be in DC at the end of every month. Not knowing how much longer the Governor is going to allow virtual meetings, he wanted to ask if the Board would consider looking at different week in the month to hold the Board Meetings so that he would be able to attend them.

Commissioner Morris said we can discuss that. He asked what week Commissioner Whitehouse is proposing.

Commissioner Whitehouse said any other week than the last week of the month. He said he will be in meetings in DC for the next two years. If the Governor rescinds the ability to have virtual meetings, he will not be able to be a voting participant.

Commissioner Morris said the Board will take a look at that.

Commissioner Winstead asked if RHA was allowed to teleconference in Board Commissioners in the past – prior to COVID.

Mr. Felton said we held some telephonic board meetings – for Special Board Meetings.

Commissioner Braun asked if Mr. Francis could look into that for us for the next meeting so we know what our options are.

Commissioner Braun asked Mr. Francis to look at one other thing. With regards to the public comment period, if we are legally able, allow for public comment through Zoom going into the future. Allowing them to attend the meetings virtually might make it easier for people to comment, instead of attending the meetings in-person. However, we need to know if that will that be a legal option.

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#### NEW BUSINESS

This resolution was tabled at the April Board meeting. Kenya Pleasant with Greystone Developers is present tonight to explain their project and why they are requesting the increase in bonds.

Newborn crossings is 192 unit tax credit deal that Greystone is developing. The non-profit sponsor is Harmony Housing and Haven Developers, a for-profit group is also going to be developing this project. We're really excited about this project, given its location along the New Bern BRT corridor. It's going to be 192 units with 72 1-bedroom units, 81 2-bedroom units, and 39 3-bedroom units, with a mix of 30% and 60% AMI units.

This project is unique in that we have a pilot program where 40 of the units are going to be supported from Project Based Vouchers from Wake County Housing Authority. Those units are going to target homeless and formerly homeless tenants.

The reason why we are here today is for an increase in volume cap. The issues for New Bern Crossings are not unique in that we've experienced some increase in construction costs, as well as interest rate increases. That is outlined in the materials that have been provided to you today.

This project has received awarded dollars from both the City and the County through their various affordable housing development programs. We are working with them as well as all of our partners to figure out a way to reduce the gap that is currently in place.

Commissioner Warren asked if they still have a gap, even with the volume cap.

Ms. Pleasant said we do have a gap with the volume cap. We are working with City, the County, and all of our partners on a resolution. We feel confident that we'll be able to get there, even in this current environment.

Commissioner Warren said your sources and uses shows approximately a \$7.9 million gap. He asked if that is a current sources and uses or was that the original sources and uses.

Ms. Pleasant said that's the current sources and uses with those increases.

Commissioner Warren thanked Greystone for giving the additional information and for the thorough presentation.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 26 (2022)

RESOLUTION AMENDING PRELIMINARY APPROVAL OF ISSUANCE OF  
MULTIFAMILY HOUSING REVENUE BONDS (NEW BERN CROSSINGS)

WHEREAS, on May 6, 2021, the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina (the "Authority") adopted a resolution (the "Preliminary Resolution") giving preliminary approval to the issuance of the Authority's multifamily housing revenue bonds in an amount not to exceed \$20,000,000 (the "Bonds"), the proceeds of which would be loaned to New Bern Harmony Housing LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower"), to finance the acquisition, construction and equipping of a multifamily housing development to be known as New Bern Crossings, consisting of 192 units located at 3312 and 3600 New Bern Avenue in the City of Raleigh, North Carolina (the "Development"); and

WHEREAS, the Authority and the Borrower received an allocation of volume cap under Section 146 of the Internal Revenue Code of 1986, as amended (the "Code") for the Bonds in the amount of \$20,000,000 from the North Carolina Federal Tax Reform Allocation Committee ("TRAC"), based on the recommendation of the North Carolina Housing Finance Agency ("NCHFA"), as evidenced by a letter dated January 21, 2022; and

WHEREAS, the Borrower has determined that the amount of tax-exempt debt to be provided to finance the cost of the Development is more than originally anticipated, and has requested the Authority to amend the Preliminary Resolution to increase the amount of the Bonds to an amount not to exceed \$28,000,000; and

WHEREAS, the Borrower will request the NCHFA and TRAC to increase the amount of volume cap for the Development from \$20,000,000 to up to \$28,000,000;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA:

1. The Authority hereby confirms the determination it made in the Preliminary Resolution that the Development will involve the acquisition, construction and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the Authority agrees to provide reasonable assistance to the Borrower in issuing bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the Authority's multifamily housing revenue bonds (the "Bonds") in an amount now estimated not to exceed Twenty-Eight Million Dollars (\$28,000,000) to provide all or part of the cost of the Development.
2. The Authority intends that the adoption of this resolution be considered as an expression of official intent toward the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2 promulgated by the Internal Revenue Service pursuant to the Code.
3. All other terms of the Preliminary Resolution remain in full force and effect.
4. This resolution shall take effect immediately.

Commissioner Warren moved and Commissioner Winstead seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 26 (2022) has been adopted.

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Mr. Felton said CJ Tyree with Taft Mills Development will present their project and explain why they are requesting this change.

Mr. Tyree said we are happy to be talking about Walnut Trace project at the southwest intersection of Rock Quarry Road and Route 40 in Raleigh. This project is nearing construction completion. We will have all units delivered in the next 90 days. The request today is about the change in tax law that allows us to bring additional resources to the project.

With rising construction costs and rising interest rates, projects are struggling. We were fortunate to lock the interest rate on this project when we closed in October 2020. During the course of construction, following what's going on in the world, we've had significant construction cost increases throughout this project.

The project is nearing completion, but there was a change in tax law that said if you get additional tax exempt bonds, you can get additional tax credits through a new program – the fixed 4% rate can apply to the entire project. This project, when it closed, had \$23 million in

total bonds issued by the Raleigh Housing Authority, \$17.5 million of tax exempt bonds, and \$5.5 million of taxable bonds. We are asking to refinance some of those taxable bonds into tax exempt bonds, and they are short term tax exempt bonds. The total bond amount that RHA has issued to the project doesn't change. However, the allocation between tax exempt and taxable bonds does change. This is really just a financing mechanism that opens the door for us to be able to get additional tax credits to help fill that significant cost increase we had during construction.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 32 (2022)

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF MULTIFAMILY  
HOUSING REVENUE BONDS (WALNUT TRACE), SERIES 2022C

WHEREAS, the Housing Authority of the City of Raleigh, North Carolina (the “Authority”) previously issued its \$17,500,000 Multifamily Housing Revenue Bonds (Walnut Trace), Series 2020A (the “2020A Bonds”) and \$5,500,000 Taxable Multifamily Housing Revenue Bonds (Walnut Trace), Series 2020B (the “2020B Bonds” and, together with the 2020A Bonds, the “2020 Bonds”) the proceeds of which were loaned to Walnut Trace, LLC, a North Carolina limited liability company (the “Borrower”), for the purpose of financing a portion of the costs of the acquisition, construction and equipping of a 180-unit multifamily residential rental facility to be known as Walnut Trace Apartments and located at 1800 Rock Quarry Road in the City of Raleigh, Wake County, North Carolina (the “Development”); and

WHEREAS, the Borrower has requested that the Authority issue its \$23,000,000 Multifamily Housing Revenue Bonds (Walnut Trace), Series 2022C (the “2022C Bonds”) to finance or refinance a portion of the costs of the Development; and

WHEREAS, the 2022C Bonds will be issued pursuant to an Amended and Restated Indenture of Trust (the “Indenture”), between the Authority and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”); and

WHEREAS, it is anticipated that the 2022C Bonds will be privately placed with Deutsche Bank AG or an affiliated entity (the “Purchaser”), which is an Approved Buyer (as defined in the Indenture), which was identified by Stern Brothers & Co. (the “Placement Agent”), pursuant to a Bond Purchase Agreement, to be dated the date of sale of the 2022C Bonds, among the Authority, the Borrower, and the Placement Agent (the “Bond Purchase Agreement”); and

WHEREAS, the proceeds of the 2022C Bonds will be loaned to the Borrower pursuant to an Amended and Restated Loan Agreement (the “Loan Agreement”), between the Authority and the Borrower, for the purpose of financing or refinancing a portion of the costs of the acquisition, construction and equipping of the Development; and

WHEREAS, the Borrower’s obligations under the Loan Agreement will be secured by an Amended and Restated Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (With Power of Sale) and Future Advance (the “Deed of Trust”), from the Borrower to the deed of trust trustee named therein for the benefit of the Trustee, and various other security documents, all of which will be assigned to the Trustee for the benefit of the holder of the Bonds;

and

WHEREAS, there have been presented to this meeting draft forms of the following instruments (collectively, the “Authority Documents”), which the Authority proposes to execute to carry out the transactions described above, copies of which instruments shall be filed with the records of the Authority:

- (a) the Indenture, together with the form of the 2022C Bonds attached thereto;
- (b) the Loan Agreement;
- (c) the promissory note of the Borrower in favor of the Authority (the “Borrower Note”), which will be assigned by the Authority to the Trustee;
- (d) the Bond Purchase Agreement;
- (e) the Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), pursuant to which the Borrower will be required to operate the Development in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended; and
- (f) the Deed of Trust;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA DOES HEREBY RESOLVE, AS FOLLOWS:

1. The Authority hereby determines to provide financing to the Borrower for financing or refinancing of the acquisition, construction and equipping of the Development through the issuance of the 2022C Bonds pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended, the loan of the proceeds thereof and the deposit of such proceeds with the Trustee in accordance with the Indenture and the Loan Agreement.

2. The Authority hereby authorizes the issuance and sale of the 2022C Bonds pursuant to and in accordance with the terms set forth in the Indenture. The 2022C Bonds will bear interest at the rates and will mature and be redeemed in the years and amounts all as set forth in the Indenture; provided, however, that the aggregate principal amount of the 2022C Bonds shall not exceed \$2,300,000.

3. Each of the Chairman, Vice Chairman and Executive Director of the Authority or his or her respective designee is hereby authorized and directed to execute and deliver the Authority Documents to the other parties thereto. Each of the Chairman, Vice Chairman and Executive Director of the Authority or his or her respective designee, is authorized and directed to execute and deliver such endorsements, assignments and other instruments as may be necessary to assign the Borrower Note and other security documents to the Trustee.

4. Each of the Chairman and Vice Chairman of the Authority is hereby authorized and directed to execute and deliver the 2022C Bonds in the manner and subject to the conditions provided in the Indenture to the Trustee for authentication, and to cause the 2022C Bonds so executed and authenticated to be delivered to or for the account of the Purchaser, or any affiliate thereof, upon payment of the purchase price therefor.

5. The Authority Documents shall be in substantially the forms submitted to this meeting, which are hereby approved, with such completions, omissions, insertions and changes as may be necessary or convenient to reflect the final terms of the Bonds, and as otherwise approved by the officers of the Authority executing them after consultation with counsel to the Authority, their execution to constitute conclusive evidence of their approval of any such completions, omissions, insertions and changes.

6. Any authorization made hereby to the officers of the Authority to execute a document shall include authorization to the Chairman, Vice Chairman or Executive Director of the Authority, or their respective designees, to execute the document, authorization to the Secretary or any Assistant Secretary to affix the seal of the Authority to such document and attest such seal and where appropriate, to deliver it to the other parties thereto, all in the manner provided in the Authority Documents.

7. Such officers are hereby authorized and directed to execute and deliver any and all other documents, agreements, instruments, and certificates in the name and on behalf of the Authority as may be necessary or desirable to the issuance of the Bonds. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the undertaking of the Development and the issuance and sale of the Bonds are hereby ratified, confirmed and approved.

8. This resolution shall take effect immediately.

Commissioner Winstead moved and Commissioner Braun seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 32 (2022) has been adopted.

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Mr. Felton said this resolution names a room at the Carriage House Apartments the “Doris Wrench Community Room”.

Ms. Wrench’s term is expiring on the RHA Board – she served as a Board Commissioner for nearly 27 years. She was with RHA when we were redeveloping Halifax Court into Capitol Park, where RHA had the first HOPE VI grant completed on time and on budget. She was also part of the Chavis Heights redevelopment, when we beat the record we had set with Capitol Park.

Ms. Wrench served as a Resident President for Carriage House Apartments, was the Treasurer with the ICC for several years, and served on the Resident Advisory Board. She worked with Meals on Wheels of Wake County and with the Food Shuttle.

Ms. Wrench spent a lot of time in this room (it is currently called the “Arts and Crafts” room). Staff wants to honor her by renaming that room and placing a plaque by the door.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 33 (2022)

WHEREAS, Doris Wrench was appointed to the Raleigh Housing Authority Board of Commissioners on September 21, 1995 as the RHA resident representative; and

WHEREAS, during her time on the Board she has been an active Board member with outstanding attendance; and

WHEREAS, Doris Wrench’s contributions to RHA during her tenure on the Board were extensive, including:

- Redeveloping Halifax Court into Capitol Park, the national model for HOPE VI.
- Securing a HOPE VI Grant for Chavis Heights and redeveloping the community.
- Ensuring RHA’s HOPE VI grants were completed in record-breaking time.
- Striving to secure a HOPE VI grant for the redevelopment of Walnut Terrace.
- Developing a contingency plan for the redevelopment of Walnut Terrace in the absence of a HOPE VI grant.
- Assisting RHA as it moved to a HUD-mandated asset management model.
- Improving the curb appeal of all RHA properties.

WHEREAS, Doris Wrench has been an excellent resident representative and active community volunteer, serving in many organizations, including:

- Resident President of Carriage House Apartments.
- Treasurer of the Inter Community Council.
- Resident Advisory Board.
- Meals on Wheels of Wake County.
- Inter-Faith Food Shuttle.

WHEREAS, the Board of Commissioners wishes to acknowledge her accomplishments and dedication to RHA;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that RHA, by this resolution, expresses its sincere and heart-felt appreciation for the services of Doris Wrench.

BE IT FURTHER RESOLVED that the Community Room at 116 St. Marys Street (Carriage House Apartments), where Doris Wrench has lived since 1990, will be named the Doris Wrench Community Room and a plaque commemorating that designation will be prominently displayed.

BE IT FURTHER RESOLVED that this Resolution be recorded in the permanent records of RHA and a copy be forwarded to the family of Ms. Wrench.

Commissioner Braun moved and Commissioner Winstead seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 33 (2022) has been adopted.

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Mr. Felton said in June 2019 RHA began looking at redeveloping Heritage Park. In August 2020 the Board approved staff to move forward with rezoning efforts. We were approved for staff to spend up to \$75,000 for the rezoning process at Heritage Park. We contracted with Morningstar Law Group to facilitate this rezoning effort.

Heritage Park is currently zoned RX-3. We propose that RHA seeks to have the property rezoned to DX-20 with conditions.

As part of the process for rezoning, there will be several public meetings to gain information from residents and the public. We will be working with the City to convey over to the RHA two (2) parcels which the City of Raleigh owns along Dawson Street and Western Blvd. These would be included as part of the rezoning.

With this resolution, the Board is approving staff to move in this direction with DX-20, with conditions. We will bring the actual application back at a later date which will include any conditions for the Board's final approval before submitting to the City.

Commissioner Warren said as a point of clarification, he asked Mr. Felton if Morningstar is getting \$75,000. Mr. Felton advised that their contract is on an hourly basis not to exceed \$35,000. For example, if JDavis Architects is involved or other third parties are involved in that rezoning, it would be against that \$75,000.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 34 (2022)

WHEREAS, Heritage Park is a 122 unit complex built in 1975 and 1978, located on 17.83 acres outside of downtown Raleigh; and



WHEREAS, the Board of Commissioners approved Resolution No. 43 on June 27, 2019 to spend Replacement Housing Factor funds on the preliminary reports required to submit Heritage Park to HUD for demolition; and

WHEREAS, on October 24, 2019, with Resolution No. 60, the RHA Board of Commissioners approved staff to prepare the demolition application and development plan for Heritage Park; and

WHEREAS, on August 27, 2020, with Resolution #41, the RHA Board of Commissioners approved staff to spend \$75,000 for the rezoning process for Heritage Park; and

WHEREAS, staff has contracted with Morningstar Law Group to handle the rezoning with the City; and

WHEREAS, Heritage Park is currently zoned as RX-3 Residential Mixed-use, which allows a variety of homes and limited retail, up to three stories high; and

WHEREAS, there is a lack of affordable housing options in Raleigh, NC; and

WHEREAS, to allow for the option of a denser redevelopment, RHA desires to rezone Heritage Park to DX-20 with conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is authorized to proceed with rezoning Heritage Park seeking DX-20 zoning.

BE IT FURTHER RESOLVED, staff will work with consultants and City officials to convey City owned property bordering Heritage Park to Raleigh Housing and include said property in rezoning.

Commissioner Braun moved and Commissioner Warren seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 34 (2022) has been adopted.

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Mr. Felton said this resolution approves the RAD Conversion Commitment (“RCC”) for Berkshire Village. This is the next step in our RAD closing. We received this on April 19<sup>th</sup> and we have 30 days to get it signed. Staff has been in communication with HUD to get an

extension. Hopefully, we will be granted an extension. If not, we will need to amend the RCC, which Banks Law Firm is aware of.

Once we sign the RCC, we have 90 days to close on that property. In our call yesterday with our Closing Coordinator, we tentatively scheduled our closing for August 1<sup>st</sup>. The sources and Uses will be updated again closer to closing.

The Rehab Assistance Payments are there for informational purposes only. We don't have any vacant units so this is not applicable.

The document has been reviewed by our legal counsel and Banks Law Firm.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 35 (2022)

WHEREAS, the Housing Authority of the City of Raleigh, North Carolina (“RHA”) is the owner of the Berkshire Village public housing development (NC002000025) which consists of 40 units located in Raleigh, North Carolina (the “*Development*”); and

WHEREAS, the Rental Assistance Demonstration program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012, as amended (the “*RAD Program*”); and

WHEREAS, the RAD Program allows public housing authorities to convert projects funded under the public housing program to long-term project-based Section 8 rental assistance contracts; and

WHEREAS, RHA has received authorization from the United States Department of Housing and Urban Development (“HUD”) to convert the 40 public housing units in Berkshire Village to project-based voucher units, through the RAD Program (the “*RAD Conversion*”); and

WHEREAS, the authorization has been memorialized in a RAD Conversion Commitment (Public Housing First Component), executed by HUD on April 19, 2022 (the “*RCC*”), attached hereto as EXHIBIT A; and

WHEREAS, it is anticipated the RAD Conversion will involve the transfer of the Development (through a long-term ground lease) to Berkshire Village, LLC, a North Carolina limited liability whose sole member is Oak City Affordable Communities, Inc., a North Carolina non-profit corporation and instrumentality of RHA (the “*Project Owner*”); and

WHEREAS, pursuant to the terms of the RCC, RHA and the Project Owner must return to HUD a fully-executed RCC before the 30<sup>th</sup> day from the date the RCC was executed by HUD; and

WHEREAS, RHA has determined that the execution of the RCC is in its best interest and the best interest of the Project Owner;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina, and on behalf of Oak City Affordable Communities, Inc., that:

1. The RCC is in all respects authorized and approved, with all changes, if any, noted by the RHA Board of Commissioners at this Regular Meeting and reflected in the official minutes.
2. RHA and the Project Owner are authorized to execute and deliver all necessary documentation in connection with the RCC, including any amendments to RCC, and any and all other documents or instruments as may reasonably be required.
3. The Chairman and Executive Director, including their respective authorized designees, are hereby authorized to execute and deliver all documents or instruments as may reasonably be required in order to carry out, in the name of RHA and the Project Owner, the purpose and intent of the foregoing resolutions.
4. This Resolution shall take effect immediately.

Commissioner Warren moved and Commissioner Whitehouse seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 35 (2022) has been adopted.

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Mr. Felton said with Asset Management, each public housing AMP should maintain at least four months' worth of expenditures in its unrestricted net assets or "operating reserve".

When you look at the spreadsheet, we have pulled out the four properties we are converting to RAD. In addition to ensuring RHA has adequate funds to operate for a period of time, the Month's Expendable Net Asset Ratio ("MENAR") needs to be at least 4.0 to ensure the AMP maximizes its financial score in the Public Housing Assessment System ("PHAS").

HUD provides that housing authorities may transfer "excess cash" between the AMPs following the completion of the annual audit. Excess cash are the unrestricted funds that are not needed to pay the liabilities and one month's worth of expenses for the AMP. The excess cash we are transferring between the AMP's is based on last year's financials.

After this redistribution, each AMP will have approximately 9.75 months' worth of expenditures in its reserves. This is an increase from last year, which was 9.32 months' worth.

We are expecting our operational expenses to be higher this year as we have not been in units in a year. We started inspecting in April and we are seeing an increase in the repairs needed in some of the units. We are anticipating health insurance increases as well as salary increases due to the salary study and the current labor market.

Commissioner Warren asked if any of these funds go into unrestricted.

Mr. Felton said this is all AMPS – there are no totally unrestricted dollars out of this calculation.

Commissioner Warren asked out of these AMPS, if you add up all this money, how much is available for Heritage Park (from the money transferred to HOTMA).

Mr. Felton said this year staff moved \$1.2 million. That brings the total of HOTMA to \$3.8 million.

Mr. Felton explained that staff is moving \$1.3 million of that over with the RAD to established the operating and replacement reserves. That leaves \$2.5 million. There's only so much RHA can spend at Heritage Park. It's based on however much subsidy the PHA received. We can't spend more money than the subsidy RHA received there. It is still a good piece of it, but it's not the full \$2.5 million.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 36 (2022)

WHEREAS, the U. S. Department of Housing and Urban Development (“HUD”) mandated housing authorities with 250 or more units of public housing convert to Asset Management, which required establishing separate ledgers for each Asset Management Project (“AMP”); and

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) fully implemented Asset Management as of March 31, 2009; and

WHEREAS, to ensure RHA operates in a manner that is in the best interest of each AMP, the Agency, and its residents, it is important that each AMP maintain a Month’s Expendable Net Asset Ratio (“MENAR”) of at least 4.0, which means there is at least four month’s worth of expenditures in the unrestricted net position (“operating reserve”); and

WHEREAS, housing authorities must maintain a MENAR of at least 4.0 to maximize their financial score in the Public Housing Assessment System (“PHAS”); and

WHEREAS, AMPs with operating reserves significantly greater than four month’s worth of expenses risk recapture of operating reserves and lower Project Expense Levels (“PELs”), which means less subsidy available in the future for the AMPs; and

WHEREAS, it is in RHA’s best interest to utilize the full amount of the current PEL available while maintaining a MENAR slightly more than 4.0; and

WHEREAS, to ensure RHA has at least four month’s worth of expenditures in the unrestricted net assets in all AMPs, excess cash may be transferred between the AMPs (as illustrated by the attached spreadsheet); and

WHEREAS, HUD regulations (24 CFR Part 990) allow the transfer of “excess cash” as defined by the regulations from one AMP to another after the close of the fiscal year, subject to verification of the calculation by the independent public accountant; and

WHEREAS, the independent public accountant completed the field work for the fiscal year ended March 31, 2021 on June 17, 2021; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is directed to transfer excess cash between AMPs to ensure a minimum of four month’s worth of expenditures in the unrestricted net position in all AMPs and provide funding for budgeted capital expenditures as listed above.

Commissioner Braun moved and Commissioner Whitehouse seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 36 (2022) has been adopted.

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Mr. Felton said it is difficult for voucher holders to find affordable housing to utilize their vouchers. Landlords are having staffing issues which makes passing inspections more difficult. Staff wanted to make changes to RHA’s Administrative Plan, which governs the Section Eight program, to assist landlords and residents to stay on the program.

Staff does not feel that these are significant changes so they do not have to go out for public comment. Changes to the Administrative Plan include:

- Landlord notifying us of tenant-caused damage. Staff will work with the landlord and tenant to hold tenants responsible for any damages they may have caused.
- HOTMA provisions – Non Life Threatening issues would not fail the unit.
- Not charging for the 3<sup>rd</sup> inspection.
- Rental increase form process is changing.

Commissioner Morris asked how much revenue RHA will lose by not charging for the 3<sup>rd</sup> inspection.

Mr. Felton said RHA doesn't get many 3<sup>rd</sup> inspections so it would not be a significant amount.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 37 (2022)

WHEREAS, the Raleigh Housing Authority is required to set forth its policies for processing applications and providing assistance to eligible Housing Choice Voucher families; and

WHEREAS, Raleigh Housing Authority ("RHA") is in the process of revisiting the Administrative Plan to reflect actions to be effective June 1, 2022; and

WHEREAS, the changes to the Administrative Plan are not significant enough to require the changes to go out for Public Comment; and

WHEREAS, attached to the resolution is an Executive Summary of the changes to the December 2022 plan as well as a draft of the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the revised Section Eight Administrative Plan be adopted and become effective June 1, 2022.

Commissioner Braun moved and Commissioner Winstead seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 37 (2022) has been adopted.

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Mr. Felton said RHA conveyed this property to Shaw University in 1981. We had conditions with the property which are listed on page two of the deed. Shaw has met these conditions so behind the resolution we have the Certificate of Completion acknowledging their completion. The City conveyed property to Shaw University around this same time period and gave a similar Certificate of Completion.

HOUSING AUTHORITY OF THE CITY OF RALEIGH  
RESOLUTION NO. 38 (2022)

WHEREAS, the Housing Authority of the City of Raleigh, North Carolina ("RHA") conveyed title to certain real property to Shaw University by Deed dated February 26, 1979 and filed in the Wake County Register of Deeds, Book 2901, Page 262; and

WHEREAS, the aforementioned Deed conveyed fee simple title to Shaw University subject to various conditions and restrictions; and

WHEREAS, the Deed to Shaw University provides that upon finding that all terms and conditions have been complied with and the property redeveloped or rehabilitated in accordance with the City of Raleigh Urban Renewal Plan, RHA is required to furnish to Shaw University a Certificate of Completion attesting to the satisfaction and termination of the covenants in the Deed with respect to the obligations of Shaw University; and

WHEREAS, Shaw University has complied with the conditions and restrictions in the aforementioned Deed and is entitled to release of the conditions and restrictions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is directed to execute and permit the filing in the Wake County Register of Deeds Office of the attached Certificate of Completion certifying that all terms and conditions set forth in the Deed dated February 26<sup>th</sup>, 1979, and recorded on February 11, 1981 in Book 2901, Page 262, Wake County Registry have been discharged and RHA is executing a Certificate of Completion to document Shaw University's satisfaction of the terms and conditions and the termination of any right of reversion reserved in the Deed referenced above or in any other documents.

Commissioner Braun moved and Commissioner Warren seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Niya Fonville, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None

Resolution No. 38 (2022) has been adopted.

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The Regular RHA Board Meeting recessed to go into the OCAC Board Meeting at 6:30pm.

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The RHA Board reconvened from the OCAC Board Meeting at 7:16 pm.

Commissioner Morris wanted to discuss a date for the Board Retreat. Commissioner Morris said Saturday dates do not work for him. Mr. Felton said staff will send out the dates from EJP and determine which one of them works for the majority of the Board.

Commissioner Morris asked that staff posts the press release on the RHA website.

Commissioner Fonville asked if the tenants have received an announcement of Mr. Felton's departure.

Commissioner Morris said they have not received anything yet – that’s why he’s asked it to be placed on the website.

Commissioner Fonville asked that it also be sent via email.

Mr. Felton said we can also distribute a letter with that information to the residents – as well as put it in the newsletter.

Commissioner Morris asked about the succession plan for the Interim Executive Director. He suggests contracting for an Executive Director, if needed

Ms. Edgerton said there are staff on hand who could step in, if needed.

Commissioner Morris suggested putting in writing that RHA has someone in-house, however, staff is approved to contract an Executive Director, to bring them in immediately, if needed.

Commissioner Braun suggested everyone think about it and come back at a later date to discuss.

Mr. Felton said he wanted to know about the Strategic Plan – to notify EJP so they can move their staff on to something else if the Strategic Plan is on hold.

Commissioner Braun said the Board Retreat is still a component of the Strategic Plan because they need to sit together and discuss it. Our messaging should not be that we are stopping it, because this meeting is a component of a broader, longer, Strategic Planning process.

Commissioner Winstead asked if we are going to have EJP facilitate the retreat.

Commissioner Braun said yes – that’s how it still plugs into the whole process.  
Commissioner Warren said we will talk about the Strategic Plan at the retreat.

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**Meeting was recessed to June 9, 2022 at 4:00 pm**

The Chair declared the regular meeting recessed at 7:30 p.m. to move into Executive Session to discuss a real estate matter.

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Arne Morris  
Board Chair

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Liz Edgerton  
Secretary