



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: 803.896.9001 TTY: 803.896.8831
SCHousing.com

Robert D. Mickle, Jr.
Chairman

Bonita H. Shropshire
Executive Director

COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority convened a regular meeting on Wednesday, September 16, 2020, at approximately 10:00 a.m., at the StoneBridge Garden and Events Center, 3506 Bush River Rd., Columbia, South Carolina.

The following Commissioners were present at the meeting:

Robert D. Mickle, Jr., Chairman
Bradley J. Allen
Charles Gardner
Ken Ormand
Myra C. Reece
Mary Sieck

The following Commissioners were excused from the meeting:

Chris Goodall
Sue Shannon

Staff and Guests attending the meeting included the following:

STAFF:
Bonita Shropshire, Executive Director
Ellen Eudy, Chief Financial Officer
Tracey Easton, General Counsel
Carl Bowen, Rental Assistance and Compliance
Steve Clements, Homeownership
John Tyler, Housing Initiatives and Innovation
Bryan Grady, Research
Chris McMillan, Development
Felicia Kilgore, Development
Enid Conner, Human Resources
Ron Frye, Human Resources
Chris Winston, Communications
Sarah Shinsky, Executive Assistant

GUESTS: Ray Jones, Parker Poe
Kevin Connelly, Connelly Builders
Vicki Wilkes, SC Dept. of Special Needs
Abqurrah Ali, Consulate of Omarock

Freedom of Information Act Statement

Chairman Mickle called the meeting to order and asked Bonita Shropshire to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

Agenda

Chairman Mickle presented the agenda and asked if there were any amendments or corrections. There being none, he called for a motion to approve the agenda.

MOTION Commissioner Allen moved to adopt the agenda. The motion received a second from Commissioner Sieck. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Minutes

The Chairman asked if there were any additions or corrections to the minutes of August 19, 2020. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Allen moved to approve the minutes of August 19, 2020, as presented. The motion received a second from Commissioner Gardner. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

SC Housing Corp.: Selection of Directors and Officers

Chairman Mickle asked Ms. Tracey Easton to present on the SC Housing Corporation Board (Housing Corp). Ms. Easton explained that the Housing Corp Bylaws require that the Authority’s Board of Commissioners is tasked with filling (or renewing) the appointments of the Housing Corp’s Board, as well as the selection of a Chair and Vice Chair. Mr. Robert Mickle is currently Chairman and Ms. Mary Sieck is currently Vice Chairman. Ms. Easton stated that they can continue in those roles unless changed by the Board. Ms. Easton provided the names of current Housing Corp Board members: Chair: Mr. Robert D. Mickle, Jr.; Vice Chair: Ms. Mary Sieck; Mr. Steve Clements; Mr. Charles Gardner and Mr. Ken Ormand.

Ms. Easton stated that staff recommends selection or renewal of terms for Mr. Mickle’s and Mr. Gardner’s seats and selection or renewal of Chairman and Vice-Chairman.

MOTION Commissioner Allen moved to (1) reappoint Mr. Robert D. Mickle, Jr., and Charles Gardner and (2) reappoint Robert Mickle to serve as Chairman of the Corporation and Mary Sieck as Vice-Chairman. The motion received a second from Commissioner Ormand. After a brief discussion, all Commissioners voted in the affirmative and the motion carried.

Multifamily Tax-Exempt Bond Finance Program

Chairman Mickle called on Tracey Easton to present the Multi-Family Tax-Exempt Bond Finance Program matters.

Final Resolution – Canebreak Apartments

Ms. Easton presented the final resolution for Canebreak Apartments. She shared that Canebreak Apartments is a new money issuance for a acquisition/rehabilitation project in Summerville, SC, and this development will have 120 units and a target population of family and will utilize not exceeding 25 million dollars aggregate principal amount of multifamily rental housing revenue bonds. The Bond Committee approved the Preliminary Resolution at its May 20, 2020, meeting and the State Fiscal Accountability Authority considered approval at its June 30, 2020, meeting. Staff recommended approval of this resolution.

The Chairman called for a motion to approve the resolution.

MOTION Commissioner Allen moved to approve the Resolution. The motion received a second from Commissioner Ormand. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

SC Housing Trust Fund

The Chairman called on Felicia Kilgore to present the SC Housing Trust Fund Division update.

SC Housing Trust Fund Advisory Committee Member Recommendations

Ms. Kilgore reported that Housing Trust Fund regulations require the establishment of an advisory committee consisting of nine members. She shared that three of the nine members must be appointed by the Authority's Board of Commissioners and must include a member of very low income household, a member of a low income household and a representative of a nonprofit organization that pursues housing programs. Ms. Kilgore added that the HTF management staff interviewed several candidates and recommend the following individuals to be appointed to serve on the advisory committee for the 2021 calendar year: Ms. Ruth Johnson and Ms. Maryam E. Shareef, Ms. Ivory N. Mathews.

The Chairman called for a motion to approve the appointment.

MOTION Commissioner Allen moved to approve the appointment. The motion received a second from Commissioner Gardner. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Housing Trust Fund Update

Ms. Kilgore continued with the HTF financial report. She presented the HTF's budget analysis for the fiscal year. She stated that the cash balance as of July 31, 2020, was over \$48.8 million. She added that of that amount, \$13.2 million is committed to projects previously awarded, but not yet funded, \$120,413 is in project recommendations for this cycle and \$23 million is reserved funds for upcoming funding cycles (Small Rental Development Program). Ms. Kilgore added that with these commitments and the administrative fee of \$1.2 million, the remaining unencumbered balance is \$11,182,114.

The Board excepted the report as information.

Executive Director

Chairman Mickle called on Ms. Shropshire for the Executive Director report. Ms. Shropshire began her report by introducing Christopher Winston, the new Media and Market Engagement Manager. She then presented the proposed board meeting dates for 2021 and reminded the Commissioners that the Bylaws require at least two regular meetings per calendar quarter for a total of at least eight meetings. Ms. Shropshire noted that the date listed for the June Meeting should be June 16, 2021, instead of June 15, 2021.

The proposed meeting dates are:

- Wednesday, January 20, 2021
- Wednesday, March 17, 2021
- Wednesday, May 19, 2021
- Wednesday, June 16, 2021
- Wednesday, August 18, 2021
- Wednesday, September 15, 2021
- Wednesday, October 20, 2021
- Wednesday, November 17, 2021

Ms. Shropshire noted that no meetings would be held in the months of February, April, July, or December.

MOTION Commissioner Allen moved to approve the proposed 2021 Board Meeting Schedule. The motion received a second from Commissioner Sieck. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Strategic Plan Update

The Chairman called on Dr. Bryan Grady to report on the Strategic Plan. Dr. Grady provided a brief update on the developments regarding evictions. He shared that there has been

intense media interest in the topic this summer, both in South Carolina and nationally, with he and other staff being interviewed and cited in newspaper and television reports. Dr. Grady also reviewed recent research conducted by the Eviction Lab at Princeton University that highlighted inaccuracies in the state's eviction records and potential policy weaknesses that lead to repeated or "serial" evictions, such as South Carolina's relatively low filing fee.

The Board accepted the report as information.

The Chairman asked if there were any other new business or comments for discussion.

Executive Session

There being no additional business, the Chairman called for a motion to enter executive session.

MOTION Commissioner Sieck moved to enter executive session for the purpose of discussing a personnel matter pursuant to SC Code Section 30-4-70(1) with Executive Director, Bonita Shropshire, and HR Director, Enid Conner, remaining. The motion received a second from Commissioner Ormand. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

[EXECUTIVE SESSION]

Any Actions, Votes Necessitated After Executive Session

Upon rising from executive session, the Chairman reported that there were no actions or votes taken. Commissioner Allen reported that the Board discussed the Agency Head Performance Evaluation for Bonita Shropshire.

MOTION Commissioner Allen moved to approve an Exceeding Expectations of Performance. The motion received a second from Commissioner Gardner. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

The Chairman asked if there were any other new business or comments for discussion.

Adjournment

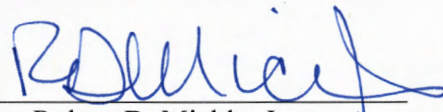
There being no additional business to come before the Board, Chairman Mickle called for a motion to adjourn.

MOTION Commissioner Allen moved to adjourn the meeting. The motion received a second from Commissioner Gardner. There being no discussion, all Commissioners voted in the affirmative and the motion carried.


Respectfully submitted,


Bonita H. Shropshire
Secretary

Approved: October 21, 2020

By: 
Robert D. Mickle, Jr.
Chairman

Respectfully submitted,


Bonita H. Shropshire
Secretary

Approved: October 21, 2020

By: _____
Robert D. Mickle, Jr.
Chairman