



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, OCTOBER 14, 2024 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Benjamin T. Zeigler, City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Jerry Dudley, Director of Planning; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Adam Swindler, Director of Public Works; Mr. Joshua Whittington, Director of Utilities; Mr. Tim Wilson, Assistant Director of Parks, Recreation, and Sports Tourism and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Mr. Seth Taylor with the Post and Courier and Mrs. Tonya Brown with WPDE News Channel 15 were present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location, and time of the meeting.

CALL TO ORDER

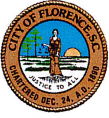
Mayor Ervin called the October 14, 2024 regular meeting of Florence City Council to order at 1:03pm.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilman Braddock made a motion to adopt the minutes of the September 9, 2024 Regular Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.



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SERVICE RECOGNITIONS

Mr. Tim Wilson, Assistant Director of Parks, Recreation, and Sports Tourism presented Wilson Deas with a certificate of recognition for 20 years of service with the City of Florence.

Mr. Scotty Davis, City Manager, presented Mayor Ervin with a plaque for 14 years of service to the Florence City Council.

Mayor Ervin thanked Mr. Davis for the recognition. She said she is a public servant and will continue to serve her community after her mayoral tenure ends.

APPEARANCES BEFORE COUNCIL

In her absence, Mayor Ervin acknowledged Miss Ashanti Pickens as the 2024 National American Miss South Carolina Preteen. Ashanti is a sickle cell patient and will be the youngest patient in the state of South Carolina to receive treatment to cure sickle cell.

Dr. Joe Aniello

Dr. Joe Aniello appeared before Council to speak on traffic issues in the City of Florence. Dr. Aniello expressed his concerns with children driving golf carts at high speeds on busy streets such as Marsh Avenue and Damon Drive. He fears there may be a major accident involving golf carts due to children not wearing seatbelts and driving in high traffic areas. Dr. Aniello also expressed his concerns with people running red lights. He suggested extending the pause between the red light and the green light to help prevent accidents in the intersection.

Mayor Ervin thanked Dr. Aniello for speaking and said she agrees with his concerns.

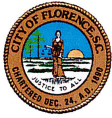
Pro tem Jebaily thanked Dr. Aniello for his service to the community.

Debra Runion

Ms. Debra Runion appeared before Council to speak on water issues. She said she was introduced to the Annual Comprehensive Financial Report. Ms. Runion spoke of the recent system wide low-pressure event that occurred last month. She said city residents water rates have increased by 4% since it was initiated last October. County residents water rates have increased by 6%, which is 2% more than city residents. She said this month there is another increase of 9% for city residents, which is a total of 13% since last October. County residents will see an 11% increase, which is a total of 17% since last year. She expressed that the County residents do not receive additional city services, such a trash pickup. She expressed her concern with businesses that utilize a lot of water from the city's water system. Ms. Runion asked Council to specify where the money is going and how it is being distributed.

Pro tem Jebaily addressed Ms. Runion's questions and concerns on the budget and rates and recommended that she meet with Mr. Scotty Davis, City Manager, to discuss the city's budget.

Councilman Braddock said the city's financials are audited each year by a third-party auditor. He explained that Council inherited many of the current problems with the water system that need to be repaired. Anytime a repair is made to the system, it will disturb the system and cause occasional discoloration and pressure issues. Additionally, the city issued a \$650 million bond and raised rates to address the system expansion and to make repairs. Until this work is done, there should not be any



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expectation that the water should be fixed. He explained that Council is charged to make tough decisions, and he is willing to take criticism and ridicule to fix the issues with the water.

Ms. Runion asked for the city to keep customers informed on the process of repairing the water system. Councilwoman Barnes said even though the money has been bonded, the repairs will take years. She thanked Ms. Runion for expressing her concerns.

Mayor Ervin said the city's budget information is also available on the city's website.

Allen McBride, Pee Dee Coalition

Mr. Allen McBride, Director for the Pee Dee Coalition Alternatives to Violence Program, appeared before Council to speak on services provided by the Pee Dee Coalition. The Pee Dee Coalition is a nonprofit organization dedicated to the reduction of sexual assault, family violence, child abuse and the needs of all victims. Domestic Violence is observed annually in the month of October. Services offered by Pee Dee Coalition include a 24-hour crisis line, emergency shelter that allows housing for 30 days, transitional shelter that allows housing for a year, trauma counseling, hospital advocacy, a 26 week offender intervention program, a 17 week Caring Dads program, and a couples counseling program.

Ms. Ellen Hamilton, Executive Director of the Pee Dee Coalition, presented a picture of the first emergency safe shelter to the City of Florence in recognition of supporting the efforts of the Pee Dee Coalition.

INTRODUCTION OF ORDINANCES

Bill No. 2024-16 – First Reading

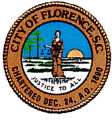
An Ordinance to abandon the unopened right-of-way between 913 and 1003 Chestnut Street, identified as Florence County Tax Map Numbers 90063-01-011 and 90063-01-010.

Councilwoman Barnes made a motion to pass Bill No. 2024-16 on first reading and Councilman Braddock seconded the motion.

Mr. Jerry Dudley, Director of Planning, said the right-of-way is located on Chestnut Street and is just south of Palmetto Street. By all practical purposes, this unopened right-of-way has been incorporated into the adjacent lots for several years. During the process of a property transfer, the unopened right-of-way was discovered and research by staff confirmed that the right-of-way was never abandoned. In an effort to clean it up, city staff presented this property to Planning Commission, and completed all of the appropriate public notices. Planning Commission voted unanimously (6-0) to recommend abandoning the unopened right-of-way. If the right-of-way is abandoned, the property may be combined with the adjacent parcels through the plat approval process and the recording of a quit claim deed.

Councilwoman NeSmith-Jackson asked if the right-of-way was included when the owners purchased the adjacent properties. Mr. Dudley said that it was not included and was never developed as part of the subdivision. Councilwoman NeSmith-Jackson questioned who maintained the right-of-way and Mr. Dudley said the property owners maintain the right-of-way and treat it as their own.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-16 was passed on first reading.



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Bill No. 2024-17 – First Reading

An Ordinance to rezone four parcels from PD to AC, identified as Florence County Tax Map Numbers 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005.

Councilman Smith made a motion to pass Bill No. 2024-17 on first reading and Councilwoman Barnes seconded the motion.

Mr. Dudley said this request consists of four lots that total approximately 0.8 acres. The lots are located between Church and Barringer Street, close to where the streets divide southbound. The northern parcel is owned by South Carolina Department of Transportation and is not included in this request. The parcels are currently zoned Planned Development, and no records were located on the Planned Development. The applicant initially requested to rezone the property to Neighborhood Conservation 6.3, which would allow for single-family, townhomes, and multi-family housing. Throughout city review and review by the Planning Commission, the request was changed to Activity Center, which allows townhomes, live-work units and light commercial use. The adjacent lots are zoned Activity Center. Planning Commission voted unanimously (7-0) to recommend the rezoning request.

Pro tem Jebaily asked Mr. Dudley if the Activity Center zoning will allow for more broader activities opposed to the Neighborhood Conservation 6.3 zoning. Mr. Dudley responded yes, Activity Center zoning would allow for light commercial use such as retail space, personal services, and office use. Pro tem Jebaily said once a zoning request is approved, Council is unable to revisit the request to make changes if the developer decides to go with a different project that is allowed under the Activity Center zoning. Mr. Dudley agreed and said the zoning would then be regulated through the Unified Development Ordinance. Pro tem Jebaily expressed his concerns with approving the Activity Center zoning, instead of Neighborhood Conservation 6.3, that would allow for other uses than housing.

Councilwoman Barnes asked Mr. Dudley if the applicant was wanting to construct eight townhomes on this property. Mr. Dudley said the preliminary plan shows twelve townhomes, but stormwater and parking will determine the final number of townhomes. Councilwoman Barnes expressed her concerns with the traffic around the parcels and asked if there was a traffic study done. Mr. Dudley said these streets are maintained by South Carolina Department of Transportation so they would have to request a traffic study. Councilwoman Barnes asked if a traffic study was requested, it would occur after the zoning has been approved. Mr. Dudley responded yes.

Councilman Smith asked if the applicant showed an entry and exit on their preliminary plan. Mr. Dudley said there are already two curb cuts on the property along the Barringer Street side, but the developer could petition the South Carolina Department of Transportation for alternate entry and exit ways. Councilman Smith asked if there previously was a residential home on this property. Mr. Dudley said he is unsure but believes there was a home at some point in time. Councilman Smith asked if the applicant specified if the townhomes would be for home ownership or rental properties. Mr. Dudley said the applicant did not specify.

Councilwoman NeSmith-Jackson asked if the applicant could come back with additional information including stormwater, parking, et cetera and provide a definite number of townhomes. Mr. Dudley said city staff and Planning Commission reviews sketch plans once a property has been zoned. A full development plan is typically not a part of a rezoning request.

Councilman McCall asked if the impact on the existing water system has been examined. Mr. Dudley said water and sewer is available to this property, so no additional lines are needed.



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Councilman Smith made a motion to amend to change the rezoning request to Neighborhood Conservation 6.3 and Councilman McCall seconded the motion. Council voted unanimously (7-0) in favor of the motion to amend.

Council voted unanimously (7-0) in favor of the motion, as amended. Bill No. 2024-17 was passed on first reading.

Bill No. 2024-18 – First Reading

An Ordinance to annex and zone CG 551 and 597 West Lucas Street, identified as Florence County Tax Map Numbers 90070-01-025 and 90070-01-028.

Councilman McCall made a motion to pass Bill No. 2024-18 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Director of Planning, said this property is currently the location of the Seminar Brewing Company. The property is contiguous with city limits and the proposed zoning is Commercial General, which is the same zoning as the adjacent property. Planning Commission voted unanimously (7-0) to recommend the rezoning request.

Councilwoman NeSmith-Jackson asked for clarification on if this property is Seminar Brewing Company and Mr. Dudley responded yes. Councilwoman NeSmith-Jackson asked if they are only requesting annexation and Mr. Dudley responded yes.

Councilman McCall asked if any additional water and sewer lines were be required for this annexation. Mr. Dudley said the applicant is already using city water and sewer services.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-18 was passed on first reading.

Bill No. 2024-19 – First Reading

An Ordinance to amend Article I of Chapter 8 of the City of Florence Code of Ordinances to add provisions related to open burning and to amend Article I of Chapter 10 of said city code to add provisions relating to nuisance smoke and other matters related thereto.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2024-19 on first reading and Councilman Smith seconded the motion.

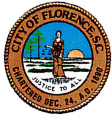
Mr. Shannon Tanner, Fire Chief, said this ordinance introduces language to specify what open burning and nuisance smoke is. This ordinance will allow the city to enforce a “no burn” in areas that do not comply with this ordinance.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-19 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2024-36

A Resolution certifying a building as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67 Section 12-67-100 of the South Carolina Code of Laws, as amended regarding the property located at 127 West Evans Street, Florence, South Carolina, Florence County Tax Map Number 90167-02-008.



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Councilwoman Barnes made a motion to pass Resolution No. 2024-36 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2024-36 was passed.

Resolution No. 2024-37

A Resolution authorizing the City Manager to execute an American Rescue Plan Act (ARPA) Stormwater Infrastructure Program Subrecipient Agreement between the City of Florence and the South Carolina Office of Resilience to fund a stormwater infrastructure improvement project that will mitigate the impact of future disasters.

Councilman McCall made a motion to pass Resolution No. 2024-37 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2024-37 was passed.

Resolution No. 2024-38

**A Resolution to direct the City Manager of the City of Florence to investigate allegations of neglect of duty on the part of the Board of Commissioners of the Housing Authority of the City of Florence and report his findings in such regard to City Council.
(Note: This item may be discussed in Executive Session.)**

There being no objection, this item will be discussed in Executive Session.

MAYORAL REPORT

Mayor Ervin asked Mr. Scotty Davis, City Manager, to give an update on city efforts.

Mr. Davis spoke of the devastation from Hurricane Helene and Hurricane Milton. City staff has reached out to the Town of Spruce Pine, North Carolina to assist them with relief efforts. The City of Florence will be working as a sister city with Spruce Pine to provide goods, funding, and recovery efforts. Several staff members have already been to North Carolina to assist with clean up and recovery efforts.

Mayor Ervin acknowledged that the Pee Dee Equality Group hosted their first Pee Dee Pride Day on October 12th.

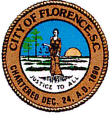
A folder was given to Mrs. Casey Moore, Municipal Clerk, to distribute information to Council regarding communications that Mayor Ervin received regarding the Housing Authority. A copy of this report is attached to and made apart of these minutes.

Mayor Ervin acknowledged various events that will be happening throughout the city and encouraged everyone to support these events.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee received updates regarding the South Carolina Rural Infrastructure Program, Jeffries Creek Sewer Interceptor, and various utility projects. Pro tem Jebaily also reviewed the projects that would be covered under the water and sewer bonds.



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Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the committee did not meet last month. The city's nonprofit, Building Florence Together, has placed their first home up for sale and has received an offer.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson encouraged residents to sign up to receive notifications from "Cy." The city is planning to host Media and Industry Day at the Surface Water Treatment Plant with a date to be determined. The Minority Business Seminar will be held on November 6th at 9am in Council Chambers. Councilwoman NeSmith-Jackson acknowledged that October is Breast Cancer Awareness Month, Domestic Violence Awareness Month, Emotional Wellness Month, and Halloween.

Mayor Ervin said a meeting was held to discuss hosting a Youth City University session.

Mayor Ervin also acknowledged that some of the local youth will host a Mental Health Awareness Day at Barnes Street Activity Center on Saturday, November 16th.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee discussed the 2024-2025 budget carryforward ordinance. The committee discussed the Accommodations Tax and received a presentation from the chair of the committee, Mr. Tim Norwood, to discuss their recommendations. The committee received an update on the opioid funding that was approved for various applicants. Lastly, the committee reviewed the monthly financial reports for August 2024.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a discussion of matters related to a personnel matter regarding the Housing Authority.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Councilman Braddock seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:26pm.

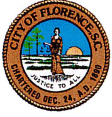
Council resumed open session at 2:40pm and took action on the following items:

Resolution No. 2024-38

A Resolution to direct the City Manager of the City of Florence to investigate allegations of neglect of duty on the part of the Board of Commissioners of the Housing Authority of the City of Florence and report his findings in such regard to City Council.

(Note: This item may be discussed in Executive Session.)

Resolution No. 2024-38 failed due to a lack of a motion.

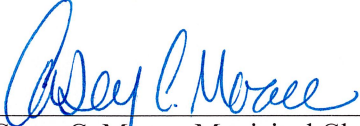


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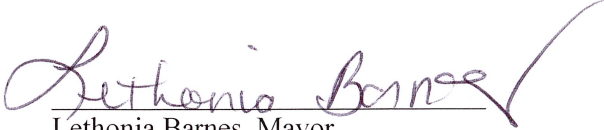
ADJOURN

Without objection, the October 14, 2024 Regular meeting of City Council was adjourned at 2:41pm.

Dated this 18th day of November 2024.



Casey C. Moore, Municipal Clerk



Lethonia Barnes, Mayor

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Monday, September 16, 2024 12:51 PM
To: Alphonso Bradley
Cc: HAFBOC
Subject: Cancelled Board meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: Red category

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Greetings,

- Our last two scheduled meetings, have been cancelled by the executive director, without board approval.
- We don't have a chair or vice-chair.
- We haven't had a regular scheduled meeting since June.
- We haven't discussed the 2025 budget.
- We are probably \$200k over budget for 2024.
- We haven't seen reconciled financials since May.
- There are many more serious issues, that need immediate attention.

We need a meeting immediately!!!

Commissioner Porter

Sent from my iPhone

> On Sep 16, 2024, at 12:38 PM, Thomas Porter <TPorter@hafsc.org> wrote:

>

> Greetings,

>

> Why is the meeting cancelled?

>

> Commissioner Porter

>

> Sent from my iPhone

>

>> On Sep 16, 2024, at 8:42 AM, Alphonso Bradley <ABradley@hafsc.org> wrote:

>>

>> The regular meeting of the Housing Authority of Florence Board of Directors scheduled for Tuesday, September 17, 2024 at 10:00am is canceled. I will notify the board of the next meeting date after checking with each board member and determining their availability.

>> Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:23 AM
To: Teresa Ervin
Subject: Re: Cancelled Board meeting

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Good morning,

Thank you for your prompt attention, Mayor Ervin.

The situation at the housing authority has reached disturbing heights. I contacted you because I believe I've exhausted all other remedies to compel my fellow commissioners to address the situation(s). Our bylaws state that the board can petition the mayor to remove a commissioner. I realize that statute doesn't necessarily apply here, but as I stated, I believe I've exhausted all remedies.

I ascertain and will forward you emails to support my allegation that the majority of current housing authority commissioners have abandoned their duties, and left the Florence Housing Authority with no guidance or oversight.

Respectfully,
Commissioner Porter

Sent from my iPhone

On Sep 18, 2024, at 3:27 PM, Teresa Ervin <tervin@cityofflorence.com> wrote:

Dear Mr. Porter,

I am acknowledging receipt of your email correspondence with the board and administration of the Housing Authority. I forwarded your original email to our City Attorney. I have included our attorney in this email. I will continue communicating with our attorney.

Sincerely,
Mayor Teresa Myers Ervin

City of Florence
324 W Evans Street
Florence, SC 29501
Phone:843-665-3170

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Subject: Cancelled Board meeting

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>> Sent from my iPhone

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Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:26 AM
To: Teresa Ervin
Subject: Fwd: Drastic Situation - PLEASE RESPOND

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Sent from my iPhone

Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: August 19, 2024 at 6:00:33 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: **Drastic Situation - PLEASE RESPOND**

Received. Thanks, Commissioner Porter for bringing the importance of having the regular scheduled on August 20, 2024.

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority

On Aug 19, 2024, at 5:50 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Dear fellow Commissioners,

Our agency is in a drastic situation.

1.) We don't have a chair or vice-chair, thus no direct oversight over the agency or the executive director.

- 2.) We are drastically over budget. We have several of instances of questionable spending.
- 3.) We have an unusually high turnover rate amongst staff in all departments, and multiple law suits against the agency from former employees.
- 4.) We have not addressed the letter from the former HR director, alleging serious misconduct by the current executive director and Ms. Manning.
- 5.) We don't have legal counsel (without the board's authority, the agency and the board's legal representation was separated) and don't have any idea of the status of the agency's legal affairs.

There are a myriad of other serious issues that need to be addressed.

Please respond,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:28 AM
To: Teresa Ervin
Subject: Fwd: Budget issues - Please Respond

Follow Up Flag: Flag for follow up
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Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: August 12, 2024 at 9:48:19 AM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: Budget issues - Please Respond

Greetings fellow Commissioners,

A cursory review of our budget has left me concerned, I believe we are substantially over our budget projections for this year.

If it is as it looks to me, we need to review our budget and expenditures to figure out how we got here.

This issue requires our extreme diligence.

Respectfully,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:29 AM
To: Teresa Ervin
Subject: Fwd: Serious Agency Issues

Follow Up Flag: Flag for follow up
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Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 29, 2024 at 6:27:50 AM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: **Serious Agency Issues**

Greetings fellow Commissioners,

As a board, I fear we have lost control of the Housing Authority. There are numerous situations at the Housing Authority, that require immediate attention and oversight. Some of these issues are outlined below.

—HR Issues (1.)The former HR administrator has alleged some extreme impropriety on behalf of the executive director and other upper management staff. 2.)We need to address our recent high turnover rate. 3.)Allegedly, with a number of our recent hires, we violated the selection process.)

—Legal Issues (1.) We need an update on the plethora of open litigation. 2.) The agency and the board’s legal counsel has been separated, leaving the board without legal representation.

—Procurement (1.) The agency has made some questionable purchases, recently.

—Budget (1.) We need an immediate budget review to determine the state of the agency’s funds. We have veered for off of our planned budget.)

Those are only a sprinkle of the issues that need to be addressed.

Fellow Commissioners, our task and responsibility is governance and oversight of the Housing Authority of Florence, SC. We, the board, hire the executive director to run the day-to-day operations based on

our vision and direction. Oversight of the executive director's performance is one of our main duties. We are failing in our duties. Last week our employee, the executive director, informed us that he didn't see a need for a meeting, even though a majority of commissioners called for a meeting.

I've made numerous attempts in the last few months to address you all, about some serious issues. I received no response, I was actually ostracized by most of you.

I don't know if I even expect a response, at this point. I can say that I put these things on record!

Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:32 AM
To: Teresa Ervin
Subject: Fwd: Special Board Meetings

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Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 23, 2024 at 8:59:39 AM EDT
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Special Board Meetings

Executive Director ,

The majority of the board has requested a special call meeting to elect a chair and vice-chair. It is pertinent that fill these positions immediately, so that the board and its members may properly manage its sworn duties.

Commissioner Porter

Sent from my iPhone

On Jul 23, 2024, at 8:26 AM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Commissioners, please see the attached bylaws of the Housing Authority of Florence. Article III of the bylaws dictates how the Board and Executive Director will conduct Board meetings. Section 2 (Regular meetings) states no Board meetings are held in July and December. Section 3 (Special Meetings) states that the Chairperson and/or Executive Director may call a Special meeting of the Authority. In the absence of a Chairman, I am charged with calling Special meetings. Also, at Special meetings, no business shall be considered other than as designated in the call. Since I have not

BYLAWS

HOUSING AUTHORITY OF FLORENCE

ARTICLE 1 - THE AUTHORITY

Section I - Name of Authority

The name of the Authority shall be "Housing Authority of Florence."

Section 2 - Seal of Authority.

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 - Office of Authority

The offices of the Authority shall be at 400 E. Pine Street in the City of Florence, but the Authority may have offices at such other places as the Authority may from time to time designate by resolution.

ARTICLE 11 - OFFICERS

Section I - Officers

The officers of the Authority shall be a Chairperson, Vice Chairperson and a Secretary, who shall be the Executive Director.

Section 2 — Duties -Chairperson

The Chairperson shall preside at all meetings of the Authority. At each meeting, the Chairperson shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority. The Chairperson shall presided at all Meetings of the Authority: appoint all Standing Ad Hoc Committees and their members and Chairs; call regular and special meetings of the authority in accordance with these By-laws, and enforce these By-laws and perform all duties incidental to the position of Chairperson as is required by law.

Section 3 Duties-Vice Chairperson

The Vice Chairperson shall perform the duties of Chairperson in the absence or incapacity of the Chairperson; and in case of the resignation or death of the Chairperson, the Vice Chairperson

shall perform such duties as are imposed on the Chairperson until (the next board meeting where a Chairperson will be voted on) such time as the Authority shall appoint a new Chairperson.

Section 4 — Duties- Secretary

The Secretary shall be the Executive Director of the Authority. He / She should keep the records of the Authority, shall act as Secretary of the meetings of the Authority, Record all votes, shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He/ She shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority. He/ She shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select.

The Secretary shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. The Executive Director and/or the Chairperson are authorized to sign voucher checks but not to preclude the Director of Finance or Chief Accountant to countersign voucher checks. All checks require two signatures. He/ She shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of his transactions and also of the financial condition of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

Section 5 — Duties- Executive Director

The Secretary shall be the Executive Director of the Authority, shall be appointed by the Authority, and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority. He/ She shall be charged with the management of the housing communities of the Authority. He/ She shall act as "Contracting Officer". The Executive Director shall sign all contracts, deeds and other instruments made by the Authority as "Contracting officer".

Section 6 - Additional Duties

The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the By-Laws or rules and regulations of the Authority.

Section 7- Conflict of Interest

No Housing Authority Board member shall to, or interest in, the Housing Authority's property or assets. No Commissioner shall, by reason of his or her office, be entitled to receive any salary or unapproved compensation.

Section 8 - Election or Appointment

The Chairperson and Vice Chairperson shall be elected by a simple majority vote at the annual meeting of the Authority in January from among the Commissioners of the Board, and shall hold office for two (2) years or until their successors are elected and qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the Office of Secretary, or any vacancy therein, shall have such term, as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 9 — Vacancies

Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. 1. Then the Office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 10- Additional Personnel

The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authority's Law of South Carolina as amended and all other laws of the State of South Carolina Applicable thereto. The selection and compensation of such personnel (including the Secretary), shall be determined by the Authority subject to the laws of the State of South Carolina.

Section II — Committees

The Chairperson of the Commissioners shall appoint committees and their members, as he/ she may deem necessary from Commissioners of the Authority. Committees shall act only in an advisory capacity and may be terminated by the Chairperson. The Chairperson shall be an ex-officio of all committees.

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner's overall participation record and possible recommendation for removal from office.

Section 12 — Working Committees

Each committee and any special purpose committee as the Chairperson may suggest will be composed of three Commissioners and the Chairperson will appoint the Commissioners. These appointments will be made as needed.

- a. Nominations: Proposes to the Board as a whole, Commissioner Candidates for the position of Chairperson, Vice-Chairperson and at least two months prior to the Annual Meeting.
- b. By-Laws: Shall review By-Laws annually to consider changes.

Section 13 — Removal of Commissioners

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner's overall participation record and possible recommendation for removal from office.

ARTICLE 111 - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 — Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority's main office and on the Authority's website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 — Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.

Section 5 — Order of Business

At the regular meetings of the Authority, the following shall be the order of business:

1. Roll Call/ Call to Order.
2. Reading and Approval of the minutes of the previous meeting.
3. Unfinished Business
4. New Business.
5. Reports of Committees.
6. Report of the Secretary/ Executive Director's Report
7. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6 — Amendments of the Agenda

The Agenda may be amended by a two-third (2/3/) majority vote of the Board members present at the Regular or Special Meeting.

Section 7 — Manner of Voting

The voting on all questions coming before the Authority shall be by roll call, and the "ayes" and "nays" shall be entered upon the minutes of such meeting, except in the case of elections when the vote may be ballot.

ARTICLE IV - ETHICS

Section 1

All Commissioners of the Housing Authority Board shall act in a professional and ethical manner in carrying out their official duties. They shall be bound by the rules, regulations, and principles of the Authority Code of Ethics as well as the South Carolina State Ethics Law.

Section 2

If the Board of the Housing Authority finds that any Commissioner has violated the Code of Ethics, Professional Conduct or the South Carolina State Ethics Law, the Board of

Commissioners, by resolution, may petition the Mayor for Commissioners removal.

Section 3

All Commissioners shall, on an annual basis at the Annual Board Meeting, pledge themselves to the Housing Authority Code of Ethics and Professional Conduct set for by South Carolina State Ethics Law.

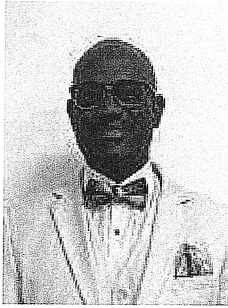
ARTICLE V - AMENDMENTS

Amendments to By-Laws

The By-Laws of the Authority shall be amended only with the approval of at least four of the members of the Authority at a Regular or a Special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all of the members of the Authority.

Board Approved May 2019

received any agenda items from the Board, I see no reason to call a meeting. So there will not be a meeting of the Board of Commissioners on this Wednesday. The next scheduled meeting is Tuesday, August 20, 2024 at 10:00am.



Dr. Alphonso Bradley

Executive Director

e: abradley@hafsc.org

p: 843-519-0659

f: 843-519-0660

m: 843-615-1347



<HAF Bylaws.docx>

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:08 PM
To: Teresa Ervin
Subject: Fwd: Incident with the executive director

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: April 29, 2024 at 9:42:14 AM EDT
To: Jerrod Moultrie <JMoultrie@hafsc.org>, HAFBOC <haf-boc@hafsc.org>, Linda Barr Williams <LBarrWilliams@hafsc.org>, Jerrod Moultrie <JMoultrie@hafsc.org>, Calvin Robinson <CRobinson@hafsc.org>, Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Subject: Incident with the executive director

Greetings Commissioners,

It has been a week since the incident occurred where Executive Director Bradley verbally attacked me and berated me about being homeless.

I've reached out to you all, a number of times. I haven't had any response from any commissioner. Furthermore, I haven't heard from any of you since the incident happened; where two other commissioners were present.

Your inaction and non-communication speaks volumes.

Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:26 PM
To: Teresa Ervin
Subject: Fwd: Building security and employee contact

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CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: May 17, 2024 at 1:55:22 PM EDT
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>, Cheveron Scott <CScott@hafsc.org>, Jennifer Manning <JManning@hafsc.org>
Subject: Re: Building security and employee contact

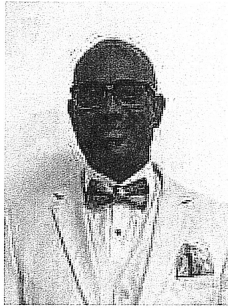
Read.

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority

On May 16, 2024, at 12:53 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Commissioners, the Housing Authority of Florence is taking additional measures to ensure safety and security of our workforce environment and to streamline communication between the Board and HAF staff members. So, as of today, no members of the public will be allowed in the building after the close of the business day. The only exceptions are during evening Board meetings or evening programs and events. Commissioners are reminded that you are members of the public unless there is a scheduled Board meeting being held here at the time of your arrival. Additionally, please do not contact Housing Authority employees directly for HAF business information. If you need information from a department please come through me. If you are contacted by an employee directly, please report them to me. Thanks.



Dr. Alphonso Bradley

Executive Director

e: abradley@hafsc.org

p: 843-519-0659

f: 843-519-0660

m: 843-615-1347



Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:29 PM
To: Teresa Ervin
Subject: Fwd: Chair position

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CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 17, 2024 at 7:40:29 AM EDT
To: Linda Barr Williams <LBarrWilliams@hafsc.org>
Cc: Calvin Robinson <CRobinson@hafsc.org>, Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Subject: Re: Chair position

Fellow Commissioners,

I think we need a special call meeting to elect a chair and vice-chair.

Commissioner Porter

Sent from my iPhone

On Jul 16, 2024, at 6:52 PM, Linda Barr Williams <LBarrWilliams@hafsc.org> wrote:

Received.

Sent from my iPhone

On Jul 16, 2024, at 1:33 PM, Thomas Porter <TPorter@hafsc.org> wrote:

There needs to be a chair in place, to protect the board and sign off on agency business.

We need a chair and vice-chair as soon as possible.

Sent from my iPhone

On Jul 16, 2024, at 12:38 PM, Linda Barr Williams <LBarrWilliams@hafsc.org> wrote:

I don't think nobody yet!

Sent from my iPhone

On Jul 16, 2024, at 11:31 AM, Thomas Porter <TPorter@hafsc.org> wrote:

Fellow commissioners,

With the seat of Commissioner Moultrie having been vacated, who is currently serving as chair of the housing authority board?

Respectfully,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:35 PM
To: Teresa Ervin
Subject: Fwd: Attorney Scott's auto accident information

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CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Alphonso Bradley <ABradley@hafsc.org>
Date: August 9, 2024 at 3:49:25 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: RE: Attorney Scott's auto accident information

Okay. Thanks.

Dr. Alphonso Bradley
Executive Director
e: abradley@hafsc.org
p: 843-519-0659
f: 843-519-0660
m: 843-615-1347

-----Original Message-----

From: Thomas Porter <TPorter@hafsc.org>
Sent: Friday, August 9, 2024 2:42 PM
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Attorney Scott's auto accident information

The board will discuss and let you know how we want to proceed!

Sent from my iPhone

On Aug 9, 2024, at 2:33 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

If no one wants to view documents / ask questions now then I will place the item on the agenda for executive session on the August 20, 2024 meeting.

Sent from my iPhone

On Aug 9, 2024, at 2:27 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Mr. Bradley,

This is an issue that you need to address the entire board about. If we can't get the information forthright, the board may have to add it to the agenda of the next scheduled meeting.

Commissioner Porter

Sent from my iPhone

On Aug 9, 2024, at 2:13 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Mr. Porter what you are requesting involves personal information

and others not employed by the Housing Authority has personal

information in the documents. So I can't share online. What you are

asking for is available and wouldn't take much time to show. I'm

willing to meet with any board member at the time of your choosing.

Ms. Lyde if you would like to view the documents and ask me

questions about this I can show you and answer your questions. I

just want to stop the spreading of false information and this will

happen as soon as a board member views the documents and allows me

to answer the questions presented in the email Sent from my iPhone

On Aug 9, 2024, at
1:55 PM, Thomas
Porter
<TPorter@hafsc.org>
wrote:

Greetings All,

As this has been an ongoing request for official information concerning this event, I think this issue should be addressed in an official forum.

So we can determine if we need to escalate our inquiry into an investigation, via an agenda item at our next scheduled meeting, Director Bradley please provide any official information/documentation that you may have, concerning the incident in question, in this email thread.

Furthermore, I am not comfortable meeting with Director Bradley in any quasi formal setting. The last time I attended a "work session" with Director Bradley, he verbally attacked and berated me, while standing over me menacingly. Commissioners Moultrie and Williams were witnesses, with Commissioner Williams having to escort Director Bradley to his office to cool down. I've attempted to address this disturbing issue with the board numerous times, I was met with silence from the board. I will not leave myself vulnerable to that kind of attack again.

Respectfully,
Commissioner Porter

Sent from my iPhone

On Aug 9, 2024, at
11:40 AM, Alphonso
Bradley
<ABradley@hafsc.org>

wrote I'm willing to
meet today or this
weekend if needed. Just
let me know. Thanks.

Dr. Alphonso Bradley
Executive Director
e: abradley@hafsc.org
p: 843-519-0659
f: 843-519-0660
m: 843-615-1347

-----Original Message-----

-

From: Mae Holmes-
Lyde <MHolmes-
Lyde@hafsc.org>
Sent: Friday, August 9,
2024 11:35 AM
To: Alphonso Bradley
<ABradley@hafsc.org>
Cc: Thomas Porter
<TPorter@hafsc.org>;
HAFBOC <haf-
boc@hafsc.org>
Subject: Re: Attorney
Scott's auto accident
information

Good morning to
Everyone,

Received and read the
entire thread.

I am available to meet
at any time.

Please keep me
informed.

Best Regards,

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde on
one
Florence Housing
Authority

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Dr.
Alphon
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Bradley

Executi
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Directo
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e:
abradle
y@hafs
c.org

p: 843-
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f: 843-
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m: 843-
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Original
Messag
e-----

From:
Thomas
Porter
<TPorte
r@hafs
c.org>

Sent:
Friday,
August
9, 2024
10:06
AM

To:
Alphon
so
Bradley

<ABradley@hafsc.org>

Cc:
HAFBO
C <haf-boc@hafsc.org>

Subject:
Attorney
y
Scott's
auto
accident
information

Greetings
director
,

Below
is an
email
that I
sent to
my
fellow
commissioners.
I am
now
asking
you to
bring
some
clarity
to
these
serious
issues.

Thank
you,

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Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:56 PM
To: Teresa Ervin
Subject: Screenshot 2024-09-19 at 12.53.40 PM

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

July 8, 2024

Casey Morris


Florence, SC 29505

Dr. Alphonso Bradley
Housing Authority of Florence
2640 W. Palmetto St.
Florence, SC 29501

Dear Dr. Alphonso Bradley,

I hope this letter finds you well. It is with profound disappointment uphold my professional ethics that I am writing to formally announce my resignation from my current position as HR Administrator at the Housing Authority of Florence today, July 18, 2024.

Over the past 9 months and 14 days, I have endeavored to contribute to the Housing Authority of Florence to the best of my abilities. However, my time here has been marred by an environment of and egregious unethical behavior within the company that I can no longer overlook or endure. I have been forced to witness and endure actions that violate basic ethical standards.

Throughout my tenure, I have witnessed and been subjected to actions that are in direct contrast with the values and ethical standards that I hold dear. This work environment that has made it increasingly difficult for me to continue to work and maintain my professional integrity.

Moreover, I must address the conduct of both my immediate supervisors and

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 1:16 PM
To: Teresa Ervin
Subject: Excerpt from Executive Director Friday Report

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Greetings Mayor Ervin,

Below is an excerpt from the Housing Authority Executive Director's Friday Report.

The highlighted line refers to the Executive Director meeting with "Bryan Braddock", regarding the "Timmonsville Project".

Is it referring to City Councilman Braddock?

If so, are you familiar with the "Timmonsville Project"?

Wednesday, July 10, 2024

Meeting Jennifer

Meeting Attorney Scott (Pending

Meeting Bryan Braddock and de

(Timmonsville Project)

Reviewed master vehicle list

Thursday, July 11, 2024

Meeting with City of Florence

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 2:47 PM
To: HAFBOC
Subject: Approval of budget, today, violated our bylaws - Please see section 4

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Fellow Commissioners,

According to our bylaws, 4 commissioners constitute a quorum.

Was there a quorum in place when the motion to approve the budget was put forth and seconded, as well as voted on and passed?

The relevant section of the bylaws is below.

“ARTICLE 111 - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 — Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority's main office and on the Authority's website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 — Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.”

Please respond,

Commissioner Porter
Sent from my iPad

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 7:38 PM
To: Teresa Ervin
Subject: Fwd: Violation of bylaws by electing chair and vice-chair today

Follow Up Flag: Flag for follow up
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CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

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Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: October 1, 2024 at 7:36:20 PM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: Violation of bylaws by electing chair and vice-chair today

Fellow Commissioners,

As I stated in our special call meeting earlier today, our bylaws state (Article II, Section 9) that in the event of a vacancy we are to elect a chair and/or vice-chair at the next regularly scheduled meeting.

“Section 9 — Vacancies

Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. 1. Then the Office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid“

Our last two regular meetings were canceled by the executive director without any board consultation. I expressed the seriousness of us needing a meeting, to elect officers, and discuss the 2025 budget, as well as address other serious issues plaguing the Housing Authority of Florence. My pleadings went unanswered.

The executive director, who canceled our last two regular meetings, called a special meeting for October 1st, 2024 to elect officers and approve the 2025 budget (the budget has to be submitted to HUD on

October 1st, 2024, and this meeting is the first budget meeting that we have had). As the board has to approve the budget, and the chair has to sign off on it, the executive director saw it prudent to “allow us” to finally have a meeting.

Fellow commissioners, I’ve attempted to address our lack of oversight numerous times, and it’s fell on deaf ears. At this point, it has surpassed lack of oversight, and is leaning towards intentional mismanagement of the Housing Authority of Florence.

Thank you,
Commissioner Porter

Sent from my iPhone

On Oct 1, 2024, at 2:46 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Fellow Commissioners,

According to our bylaws, 4 commissioners constitute a quorum.

Was there a quorum in place when the motion to approve the budget was put forth and seconded, as well as voted on and passed?

The relevant section of the bylaws is below.

“ARTICLE 111 - MEETINGS

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Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.”

Please respond,
Commissioner Porter
Sent from my iPad

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 9:43 PM
To: Teresa Ervin
Subject: Fwd: Approval of budget, today, violated our bylaws - Please see section 4

Follow Up Flag: Flag for follow up
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CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

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Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: October 1, 2024 at 5:52:24 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: **Re: Approval of budget, today, violated our bylaws - Please see section 4**

Commissioner Porter,

Thank you for providing the By-Laws pertaining to the above Subject.

The answer to your question(s) is "NO".

The Commissioners present on the Zoom when the motion was placed, seconded, voted on and passed were Commissioners Linda Barr-Williams, Commissioner Wanda Vereen and myself, Commissioner Mae Holmes-Lyde.

2-1

Three (3) do not constitute a Quorum.

Respectfully,

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority