



Beaufort Jasper Housing Trust Board Meeting Minutes

April 20, 2026

The Community Room - 1 Cooperative Way, Hardeeville, SC

Camika Beaton	✓	Jan Malinowski	✗
Karl Brondell	✓	Caitlin Reid	✓
Matt Davis	✓	Christine Raetsch	✓
Ashley Feaster	✓	Victoria Smalls	✓
Matt Garnes	✓	Dick Stewart	✗
Courney Hampson	✗	Carmen Washington	✗
Tom Henz	✓	James Williams	✓
Ethan James	✓	Wendy Zara	✓
Christian Kata	✗		

Staff: Claude Hicks, Jennifer Tuckwiller, Ashley Strouse, Bill Quarles

The meeting was called to order by Chairwoman, Ashley Feaster, at 10:01am.

Chairwoman Feaster determined that a quorum was present and asked for a motion to approve the Consent Agenda. The motion was made by Wendy Zara and seconded by Karl Brondell. The motion was approved unanimously.

Committee Reports

Governance Committee Report - Ashley Feaster, Committee Chair

No March meeting - no update

Finance Committee Report - Christian Kata, Committee Chair

No March meeting - no update

Programs Committee - Wendy Zara, Committee Chair

No updates.

Community Education & Outreach Committee - Tom Henz, Committee Chair

- Ask representatives from 8 funding gov't entities to schedule two meetings per year in front of Councils (January/February) and (August/September) - PowerPoint from staff and presenting Updates

- Partnering with United Way initiative called “Self-Sufficiency Task Force” - Affordable Housing and Cradle to Career Education (0-12) are focus areas and we will assist with Housing initiative

Executive Director Report - Claude Hicks

Meeting Date and Time

- Survey shows Monday from 10-12 is still the best day and time for our Board meetings.
- Tom Henz suggested a motion to keep the meeting schedule as/is and Wendy Zara seconded. Chairwoman Ashley indicated no motion needed.

Workforce Housing Directory Website

- BJHT’s new online workforce housing directory is LIVE.
- The platform is providing centralized access to local workforce and affordable housing opportunities.
- Relying on community partners to keep the website up to date with new developments and projects.

Ribaut Road Land Donation (Healthcare Workforce Housing)

- BJHT is in active discussions regarding a potential land donation on Ribaut Road, adjacent to TCL campus facilities.
- Draft legal agreements are being prepared and will be presented at the next board meeting.
- First reading before public forums a few weeks ago and second reading will be on April 27th at the Bluffton library at 6 PM.
- Priority to medical staff, EMS, Firefighters, and Military. Anticipated neighborhood concerns are expected; however, the hospital has committed to publicly supporting the project.

Jasper County Land Donation

- 2547 Argent Blvd, 6 Acres
- Great location but not sure what the best / highest use for the property will be. We will rely on market strategies
- Included in packet - Resolution to take possession of the property. BJHT lawyer has reviewed and made a few suggestions.
- BJHT is working with insurers to determine if a separate policy is needed for liability protection.

Ashley Feaster made motion to accept property from Jasper County. Matt Davis approved and Wendy Zara seconded.

Tom Henz asked what risk the acquisition posed to BJHT. Claude noted that the only cost is that of insurance and roughly \$4,000 in closing costs.

Chairwoman Feaster asked if any further discussion and then asked all in favor to approve. None opposed.

Town of Ridgeland - Senior Housing Opportunity

- BJHT has been approached by the Town of Ridgeland regarding redevelopment of a condemned property behind the Council on Aging.
- The town proposes demolition of the existing structure and redevelopment as senior housing in partnership with a Hilton Head-based group.
- Initial site visit has been conducted.
- The Town of Ridgeland has expressed strong interest in adding senior housing, which is currently lacking.
- Discussions with the developer are ongoing.

City of Beaufort Home Repair Program

- The City is receiving enormous pressure to repair the Waterfront Park - estimate is \$30 million and funding sources have been scarce.
- \$100,000 contributed by the City and \$100,000 dedicated by BJHT. Repairs are underway on 2 houses. 1 more will start soon and 1 will be completed soon.

At the conclusion of the Executive Director's report, Claude raised new business as follows:

Committee Meetings

- We have failed to have a quorum during recent Committee meetings.
- Suggestion to combine Finance and Governance and to combine Programs and Community Education and Outreach.
- Discussion about the synergy between the two groups

Wendy Zara made motion to approve combination. Ethan James offered a second. Chairwoman Feaster asked all those in favor say ay. None opposed.

Advisory Council for Federal Home Loan Bank in Atlanta.

- Claude traveling to Atlanta after the meeting today.

Impact Report

- In process - we have done A LOT in two years
- Staff working on and will distribute to Board, Jurisdictional Partners and other partners in the community

South Carolina Tax Law

- Legislature passed the ability for a multi-family development owner to spin off a non-profit if they reserved one unit for affordable housing
- Pressure to change the law after the Preserve in Port Royal acted under this new law and the Town of Port Royal took a \$600k hit to their Budget
- Municipalities may be disincentivized to approve workforce and affordable housing
- This hit will probably keep Port Royal from participating in the home repair programs

Hearing no further business to discuss, Chairwoman Feaster asked for a motion to adjourn at 10:51am. Wendy Zara made the motion and Karl Brondell seconded. The motion passed unanimously.

Summary of Actions Taken During Meeting

1. Approved the consent agenda, including: February 23 meeting minutes and January and February financial reports.
2. Approved combining Finance and Governance Committees and Programs and Community Education and Outreach Committees to ensure quorums at meetings.
3. Approved land donation acceptance from Jasper County of six acres known as 2547 Argent Blvd.