



VOICES TO VOTES NC

# THE LOCAL LOOP

**SPECIAL ELECTION EDITION**

**TUNE IN FOR A CANDIDATE DEEP DIVE!**

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# Professional Experiences

## City Council and Mayoral Candidates

See below professional experiences for each candidate:

| <div>2025 Municipal Elections<br/>Mayoral Candidates</div> |   |
|---|---|
| Name  | Profession                                      |
| Bill Saffo  | Realtor/Broker                                  |
| Jonathan Barfield Jr.   | Realtor/Broker                                  |
| Billy Craig   | Retired Law Enforcement Officer, Realtor/Broker |

| <div>2025 Municipal Elections<br/>City Council Candidates</div> |                                   |
|--|-----------------------------------|
| Name   | Profession                        |
| Luke Waddell   | Realtor/Broker                    |
| Richard Collier  | Land Planning Civil Engineer      |
| JC Lyle  | Nonprofit Real Estate Development |
| Clifford Barnett   | Minister                          |
| Cassidy Santaguida   | Software Product Manager          |
| Chakema Clinton-Quintana   | Banking & Economic Development    |
| Kelly Roberts  | Network Security Engineer         |

LEARN MORE ABOUT THE CANDIDATES



# Candidate Finance Reports

## CITY COUNCIL

Looking at campaign fundraising reports is crucial because they reveal who’s financially backing each candidate—and by extension, **who may hold the most influence over their decisions once in office.**

When large sums come from developers, special interests, or out-of-town donors, it raises an important question: **who are candidates truly listening to—their constituents or their contributors?** Understanding these connections helps voters cut through campaign rhetoric and see where real loyalties might lie.

Due to the high volume of campaign contributions this election cycle, we’ve decided to list **contributions over \$2,000.**

| Bill Saffo, <i>Mayoral Candidate</i>          |  |
|---|--|
| Total Contributions Received Through 09-29-25 | Top Donors (>\$2,000)  |
| \$118,275.00                                  | \$6,000: Perry Krasta: General Contractor, Krasta Perry Caleb<br>\$6,000: Michael Lopez: Mortgage Broker, Alpha Mortgage<br>\$5,000: Tim Milam: Realtor, Coldwell Banker-Seacoast Realty<br>\$5,000: Vicki Milam: Realtor, Coldwell Banker-Seacoast Realty<br>\$5,000: James Yopp: General Contractor, Rockford Partners |

| Jonathan Barfield, Jr., <i>Mayoral Candidate</i> |   |
|--|---|
| Total Contributions Received Through 09-29-25    | Top Donors (>\$2,000)   |
| \$13,878.20                                      | \$2,500: Malcolm Coley: Accounting, Ernst & Young<br>\$2,500: Charles Schoninger: Investments, USA Investco |

| Billy Craig, <i>Mayoral Candidate</i>         |   |
|---|---|
| Total Contributions Received Through 09-29-25 | Top Donors (>\$2,000)                             |
| \$6,245.00                                    | All Individual Contributions <b>Below \$2,000</b> |

| Luke Waddell, <i>City Council Candidate</i>   |   |
|---|---|
| Total Contributions Received Through 09-29-25 | Top Donors (>\$2,000)   |
| \$111,781.02                                  | \$6,800: Adam Sosne: McAdams Homes, Construction<br>\$5,000: Matthew Winslow: General Contractor, Winslow Holdings<br>\$3,400: Dane Scalise: Attorney, ILM Attorneys<br>\$3,000: Tim Milam: Realtor, Coldwell Banker-Seacost Realty |

| Richard Collier, <i>City Council Candidate</i> |  |
|--|--|
| Total Contributions Received Through 09-29-25  | Top Donors (>\$2,000)  |
| \$70,952.02                                    | \$6,800: D Logan: Logan Development, Real Estate Development<br>\$6,800: Gregg Goldenberg: The Ardent Companies, Real Estate Development<br>\$6,800: Fredericka Goldenberg: Uline, Industrial Supplies<br>\$5,000: Wesley Corder: Thomson Corder & Co, Real Estate Development<br>\$5,000: David Bloom: GFB Associates, Mt Pleasant, SC, Real Estate Development |

| Cassidy Santaguida, <i>City Council Candidate</i> |  |
|---|--|
| Total Contributions Received Through 09-29-25     | Top Donors (>\$2,000)                    |
| \$28,802.98                                       | \$2,500: Marcia Morgan, Retired Military |

| JC Lyle, <i>City Council Candidate</i>        |   |
|---|---|
| Total Contributions Received Through 09-29-25 | Top Donors (>\$2,000)   |
| \$20,557.34                                   | \$3,000: Brian Eckel: Cape Fear Commercial, Real Estate Development<br>\$2,000: Grey Vick: Grey Door LLC, Advertising |

| Chakema Clinton-Quintana, <i>City Council Candidate</i> |   |
|---|---|
| Total Contributions Received Through 09-29-25           | Top Donors (>\$2,000)                             |
| \$17,029.00   | All Individual Contributions <b>Below \$2,000</b> |

| Clifford Barnett, <i>City Council Candidate</i> |   |
|---|---|
| Total Contributions Received Through 09-29-25   | Top Donors (>\$2,000)                             |
| \$6,955.00                                      | All Individual Contributions <b>Below \$2,000</b> |

| Kelly Roberts, <i>City Council Candidate</i>  |   |
|---|---|
| Total Contributions Received Through 09-29-25 | Top Donors (>\$2,000)                             |
| \$740.00                                      | All Individual Contributions <b>Below \$2,000</b> |

To find **complete campaign finance reports** for each candidate, **please click the link below.**

[VIEW NHC CAMPAIGN FINANCE REPORTS HERE](#) 

# Incumbent Voting Records

## CITY COUNCIL

The **Voting Records** data documents how current City Council candidates — including those presently serving or previously serving on City Council or the Planning Commission — have voted on key development issues.

Each voting record reflects decisions on rezoning requests from landowners and developers seeking to **increase density for projects with residential components**.

While increased density and development are not inherently negative, they can place **added strain on our infrastructure, environment, and overall quality of life**. A candidate’s voting record helps illustrate their approach to managing growth and balancing its impacts within our city.

- **Date Range:** Full Year 2022 to 2025 YTD
- **Source:** City of Wilmington Public Meeting Archives
- **Web Link:** <https://www.wilmingtonnc.gov/Government/Departments-Divisions/Corporate-Affairs/GTV/City-Council-Archive>

Key

- **# Votes:** Total number of votes cast by an individual member for related rezoning applications decided within the date range specified.
- **Yes:** Total number of YES votes cast by an individual member approving a rezoning application to a higher density designation within the date range specified.
- **No:** Total number of NO votes cast by an individual member denying a rezoning application to a higher density designation within the date range specified.
- **Absent:** Total number of times a member missed votes for rezoning applications within the date range specified.

***Note:** The composition of the city council changed during the specified date range. The city council consists of 7 total members at any one point in time including the Mayor.*

**Example:** In the date range, Bill Saffo voted a total of 84 times for rezoning applications requesting a higher density. He voted "Yes" 84 times to approve the rezoning.

| Incumbent Voting Records, <i>City Council</i> |  |  |  |
|---|--|--|--|
| Vote Totals (2022-2025)                       |  |  |  |
| Totals  | Saffo  | Waddell  | Barnett  |
| # of Votes                                    | 2022: <b>29</b><br>2023: <b>23</b><br>2024: <b>19</b><br>2025: <b>13</b> | 2022: <b>29</b><br>2023: <b>24</b><br>2024: <b>19</b><br>2025: <b>14</b> | 2022: <b>29</b><br>2023: <b>24</b><br>2024: <b>19</b><br>2025: <b>15</b> |
| Yes   | 2022: <b>29</b><br>2023: <b>23</b><br>2024: <b>19</b><br>2025: <b>13</b> | 2022: <b>29</b><br>2023: <b>24</b><br>2024: <b>19</b><br>2025: <b>14</b> | 2022: <b>28</b><br>2023: <b>23</b><br>2024: <b>19</b><br>2025: <b>15</b> |
| No  | 2022: <b>0</b><br>2023: <b>0</b><br>2024: <b>0</b><br>2025: <b>0</b>     | 2022: <b>0</b><br>2023: <b>0</b><br>2024: <b>0</b><br>2025: <b>0</b>     | 2022: <b>1</b><br>2023: <b>1</b><br>2024: <b>0</b><br>2025: <b>0</b>     |
| Absent  | 2022: <b>0</b><br>2023: <b>1</b><br>2024: <b>0</b><br>2025: <b>2</b>     | 2022: <b>0</b><br>2023: <b>0</b><br>2024: <b>0</b><br>2025: <b>1</b>     | 2022: <b>0</b><br>2023: <b>1</b><br>2024: <b>0</b><br>2025: <b>0</b>     |

# Incumbent Voting Records

## PLANNING COMMISSION

| Incumbent Voting Records, <i>Planning Commission</i> |   |   |
|--|---|---|
| Vote Totals (2022-2025)                              |   |   |
| Totals   | Collier   | Lyle  |
| # of Votes   | 2022: <b>N/A</b><br>2023: <b>N/A</b><br>2024: <b>6</b><br>2025: <b>11</b> | 2022: <b>28</b><br>2023: <b>25</b><br>2024: <b>19</b><br>2025: <b>N/A</b> |
| Yes  | 2022: <b>N/A</b><br>2023: <b>N/A</b><br>2024: <b>6</b><br>2025: <b>10</b> | 2022: <b>28</b><br>2023: <b>25</b><br>2024: <b>19</b><br>2025: <b>N/A</b> |
| No   | 2022: <b>N/A</b><br>2023: <b>N/A</b><br>2024: <b>0</b><br>2025: <b>1</b>  | 2022: <b>0</b><br>2023: <b>0</b><br>2024: <b>0</b><br>2025: <b>N/A</b>    |
| Absent   | 2022: <b>N/A</b><br>2023: <b>N/A</b><br>2024: <b>7</b><br>2025: <b>4</b>  | 2022: <b>3</b><br>2023: <b>6</b><br>2024: <b>0</b><br>2025: <b>N/A</b>    |

*Note: "N/A" indicates periods when this individual was not serving on the Planning Commission.*

[VIEW PLANNING COMMISSION VOTING RECORDS HERE](#) 



# Questionnaire Responses

We distributed the Voices to Votes Candidate Questionnaire to every individual running in this year's municipal election and received responses from five candidates: Jonathan Barfield Jr. and Billy Craig, candidates for Mayor of Wilmington, as well as Cassidy Santaguida, Kelly Roberts, and JC Lyle, candidates for Wilmington City Council.

**Our questionnaire was designed to go beyond campaign talking points—**asking direct, issue-focused questions about quality of life for current residents, past voting records, budget priorities, and public statements.

## Jonathan Barfield, Jr., *Mayoral Candidate*

**Q: As a county commissioner, you voted for many multi-family residential developments that had negative impacts on greenspace, traffic congestion and safety and aesthetics of the community. Do you believe increased density and population has any negative impact on the quality of life for existing Wilmington residents?**

**A:** “Increased density is only one solution to our housing dilemma. With a projection of being over 25,000 housing units needed to accommodate for the anticipated growth in New Hanover County, I believe it's going to take a regional approach partnering with neighboring counties to shoulder the load so to speak.

Having been raised in Wilmington I have appreciated the diversity of people that have moved here that have helped shape a more diverse and accepting community. A big part of our traffic congestion comes from the thousands that come into our county daily for work, shopping, medical care list goes on. We are the regional hub for southeastern North Carolina.”



[VIEW JONATHAN BARFIELD, JR.'S RESPONSES](#)



# Billy Craig, *Mayoral Candidate*



**Q: Why do we need to grow and become a city of 150,000 people or more? What is the benefit of a significantly larger population to those citizens already living here? What is the “right size” for Wilmington? When will we reach our optimal population size?**

**A:** “From a standpoint of jobs, for every 100 jobs created, approximately 75% of the workforce is brought in from outside the state or a several county radius. Mentorship to keep those “local” numbers well above 50% will keep local dollars local, supporting our local economy. Our educational and health care jobs have increased through the years. Again, keeping a “local” workforce is extremely beneficial even with population size and growth.

Currently, there are more deaths than births in New Hanover county. The “right” or “optimal” size is a balance between our greenspace, infrastructure (roads, public safety, water, electric, etc).”

**Q: The pace of multi-family residential development has obviously grown beyond the capacity of many of our roads and intersections. Expanding or adding roads is limited by our unique geography and poor long-term planning in the past. We face budget limitations both at the local and NCDOT level. Tell us how you would propose to improve our already stressed road networks or if you might support a pause in new multi-family residential projects until needed infrastructure improvements are made?**

**A:** “The complaint about poor long-term planning is something I have heard my entire life here. I am in favor of some type of moratorium on new high density construction. Projects that are already approved; the city must honor those to keep us void of having a costly defense in court proceedings (in other words, we don’t need to be sued.) The city needs to lean on NCDOT to address the roads they maintain and the city departments must address our issues without haste. I am in favor of identifying other grants to assist in roads and I am in favor of allowing companies to bid. We may be surprised...a non-city professional may be able to complete or do a project at a better cost, saving the city money.”

**VIEW BILLY CRAIG’S RESPONSES**



## **Cassidy Santaguida, *City Council Candidate***

**Q: You spent 15+ years in Austin, Texas so you have seen the challenges and negative effects of rapid growth without concurrent infrastructure growth. Would you support a pause on approval of new multi-family developments until we can catch infrastructure up to effectively support our growth to date?**

**A:** “My time in Austin taught me how frustrating and damaging unchecked growth can be. However, blanket pauses on development can backfire by driving up housing costs even further. Instead of stopping development, we should be smarter about it and aim to focus these projects where we’ve already made infrastructure investment.”

**Q: You have stated “despite its challenges, growth is a positive thing”. How much growth population growth should we target for Wilmington?**

**Projections are for 30,000 more people to move here over the next 15 years. As a City Council member, would you advocate to build vertically and more densely even though there is simply no more room in our small city and county for the needed highway systems?**



**A:** “We can’t stop people from wanting to move here, but we can shape how we grow. That means embracing smarter, more compact development where it makes sense—near transit corridors and employment centers—while protecting the character of our existing neighborhoods.”

We don’t have the land for endless sprawl or the room for massive new highways. Instead, we should plan for density where it’s sustainable, invest in transit, and balance vertical growth with green space and livability.”

**VIEW CASSIDY SANTAGUIDA’S RESPONSES**





## **Kelly Roberts, *City Council Candidate***

**Q: Please offer your suggestions on how we can limit the negative impact of homeless people on downtown businesses. Do you agree with the final version of the recent ordinance that was passed prohibiting camping on sidewalks and in public spaces? Would you support tax increases to pay for more housing and beds for homeless people?**

A: “First, let me say that this is a very caring community. That’s a good thing and it’s not fair to group all of the unhoused under one umbrella. Every one of them has a different issue. Some of that is mental health. Some of that is substance abuse, some of that is simply being down on your luck. I was the first person to speak about using a social worker at the power breakfast, and since then the city has hired social workers that will go out assess the situation and put that homeless person to the appropriate resource. We do not need to increase taxes for this. We can be fair, but also still be firm. I do believe that we need a loader in class for downtown. We need a panhandling clause; other cities have this; this is not something new however, Wilmington has done nothing about it. The downtown businesses deserve better. Our tourism deserves better and the safety of our children that go downtown to have ice cream at Killwins deserve better.”



**Q: Do you believe existing Wilmington residents should be willing to sacrifice some level of their quality of life to create more housing for people who want to move to Wilmington?**

A: “This is a core value answer for me. Issues are going to come up and issues will be resolved. Your core values are what separates you as a candidate and as a productive member of society, one of my core values is to make Wilmington safe for you, your children and your grandchildren.

I will not be voting for anything that supersedes public safety.”

**VIEW KELLY ROBERT'S RESPONSES**



## JC Lyle, City Council Candidate

**Q: As a member of the Planning Commission, you regularly voted to approve rezoning applications to facilitate building more multi-family housing units. What is the additional number of multi-family housing units you think are needed to reach an ideal total number in our city? Will you support building more market rate multi-family apartments as part of your strategy to create a greater supply of housing at more affordable prices?**

**A:** “The City conducts housing needs assessments every few years to determine where to put City resources and which projects to support. We also keep an eye on rental rates and occupancy rates because those are the measurements that impact Wilmingtonians. The occupancy rate has been around 95% for years. Rental rates were skyrocketing during the pandemic but started leveling off last year. So, that helps us know our supply is catching up to the need. I voted for multi-family developments on nodes that are identified in the Comprehensive Plan as acceptable for more density. It is not appropriate everywhere.

I have also voted against some of them. For example, I was the only Planning Commissioner to vote against the Avenue on Military Cutoff because of the impact it would have on traffic and the environment. Here’s what’s been happening the past decade. Urban planning best practices include building housing near services and workplaces. This reduces how long people are on the road, mitigating traffic. Mixed use developments are an environmentally responsible use of real estate as parking can be shared, and more homes and services can be provided in a smaller building footprint. Also, it’s easier (and safer!) to walk or ride your bike to a restaurant ½ mile away. The problem is that services tend to be located on major corridors, so people drive by the new housing and are overwhelmed to see so many new 4-story multifamily buildings. (Who is living in all those apartments, anyway, right?)



The truth is that 57% of the City’s land is devoted to single-family housing. We just drive by the multifamily all the time and a lot of new construction has been happening in a short amount of time. So, the 4-story multifamily construction is more obvious. I have a lot more creative ideas than just building more apartments. For example, I recently submitted an application to revise the zoning code to make it easier to create duplexes in certain parts of downtown. This can help add a unit here and there to help meet the housing demand where infrastructure is already in place.”

**Q: On your website you stated “I pledge to bring innovative solutions that are right-sized for Wilmington.” What is the “right size” for Wilmington as it relates to total population? What is the benefit of a significantly larger population to those citizens already living here?**

**A:** “Right sized means we recognize how fast Wilmington is growing and get real about taking important steps to mitigate the negative impacts of increases in population. We need to address problems that are driving prices up such as excessive red tape and out-of-town speculators. We can protect what’s great about Wilmington and make it work better for everyone. When I was on the Planning Commission, we revised the Land Development Codes. We strengthened tree protections and improved workforce housing incentives – in the same document! It can be done, and I have the skills and commitment to continue this work.

The biggest benefit of a larger population is to bring in skills that our current residents don’t have. Our metropolitan area has created 30,000 jobs in the past five years and two out of three were filled by people moving here. Meanwhile, I hear from underemployed current residents that they are looking for a better job. Let’s increase our efforts to train our current residents for jobs in sectors that are growing here like finance, technology, and healthcare so they are more competitive for new jobs. The only legal way to stop people from moving here and slow down development is to take their jobs!”

[VIEW JC LYLE’S RESPONSES](#)



# Unfortunately, these candidates chose not to respond to our questionnaire.

However, you can view the questions we prepared for them on their individual candidate profiles at [voicestovotesnc.org/candidates](https://voicestovotesnc.org/candidates).

**Remember, an informed vote is a strong vote.**

Early voting begins **October 16<sup>th</sup>** and runs **through November 1<sup>st</sup>**.



**Richard Collier**



**Luke Waddell**



**Clifford Barnett**



**Bill Saffo**



**Chakema  
Clinton-Quintana**



[VIEW INDIVIDUAL CANDIDATE PROFILES HERE](https://voicestovotesnc.org/candidates)

