

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
April 22, 2021**

**Members Present:** Marcus Dunn, Chairman  
Cynthia Calix, Vice Chairwoman via Zoom  
Kenneth Winsley, Commissioner  
John Wilson, Commissioners via Zoom  
Trudy Munford, Commissioner via Zoom

**Staff Present:** Willie B. McMahand, Jr., Secretary-Treasurer  
Terri Lloyd, Planning & Development Officer  
Shazmine Gullett, Executive Assistant

**Others Present:** Boice Turner, AHA Attorney via phone

Mr. McMahand thanked the Board for having a Special Called Board Meeting. AHA was given notice by the City that HOME funds for both Barber Terrace and 1601 Moore Avenue have been awarded and AHA now needs to provide resolutions in order to obtain the funds. There will also be an Executive Session so that Attorney Turner can give his opinion on an ongoing legal matter that we have that has to be in the documents for Barber Terrace.

**Call to Order**

The meeting was called to order by Chairman Dunn.

**Board Resolution AHA-21-013—Approval to Accept the 2019 HOME Fund Award & Board Resolution AHA-21-014—Approval to Accept the 2017 HOME Fund Award**

The AHA has been awarded \$240,000 from 2019 HOME funds to redevelop low to moderate income housing at the Barber Terrace site from the City of Anniston and now authorizes the Board Chair and Executive Director/Board Secretary to execute the Home Investment Partnership Program (HOME) Subrecipient Agreement.

The AHA has also been awarded \$163,000 from 2017 HOME funds to develop low to moderate income housing at 1601 Moore Avenue from the City of Anniston and now authorizes the Board Chair and Executive Director/Board Secretary to execute the Home Investment Partnership Program (HOME) Subrecipient Agreement. A motion was made by Vice Chairwoman Calix to accept both resolutions as read. Commissioner Wilson seconded. All voted unanimously.

### **Executive Session**

Vice Chairwoman Calix motioned to go into Executive Session, and Commissioner Wilson seconded. No action was taken in Executive Session. Vice Chairwoman Calix motioned to come out of Executive Session. Commissioner Wilson seconded. All voted unanimously.

### **Other Business**

Mr. McMahand handed out a draft playbook to the Commissioners. He is asking for thoughts and comments before it is finalized. The intent is to keep everyone on track with what is going on with Cooper. Our next step is to try to obtain an engineered solution for the property with the assistance from our elected officials. The activity that is underway, a timeline and information already given to our elected officials is inside. Letter of opinion from the environmentalist is also included, as well as financial options. Where the residents were relocated to and what we've done since we've brought down Cooper is also included. The playbook will be finalized within the next few days, after feedback has been considered. Next steps will be scheduling a meeting with elected officials such as Senator Marsh and Dr. Boyd. We want to do the meetings with no more than two board members, two reps from the City, and the City Manager, so that these are not public meetings. It is believed that with the support of elected officials, we could get it done.

Commissioner Wilson wanted to know if there were going to be restrictions on elderly residents having younger family members living with them. Mr. McMahand explained that there will be restrictions; everyone on the lease must meet the age requirement. Example: a grandparent with custody of their grandchild could not move onto the property. This will be in the criteria sent to HUD so that it can be approved, also added to the admissions policy and lease. Commissioner Munford wanted to know if this would be mixed income. Mr. McMahand answered that this would be tax credit, which they would have to follow income guidelines for a tax credit development. There will be income limits and someone who made too much money would not be eligible. There is nothing to say that we could not develop an elderly site that does not have income restrictions.

Mr. McMahand says the community needs to be updated in May, no later than June. Also, our next scheduled meeting will be in May, which is our Annual Board Meeting on the 27<sup>th</sup> at 3pm. We need to know if we should cater dinner or go out to eat. Mr. McMahand suggested the EnVision Center or the Spire Building on Fort McClellan. Classics on Noble will provide the food. Commissioner Winsley recommended the EnVision Center, and the Board agreed.

Mr. McMahand mentioned that RMC has contacted us about doing vaccinations in Constantine on May 4<sup>th</sup>. Commissioner Wilson had a question that needed to be addressed in Executive Session.

### **Executive Session**

Vice Chairwoman Calix motioned to go into Executive Session and Commissioner Wilson seconded. All voted unanimously. No action was taken in Executive Session. Vice Chairwoman Calix motioned to end the Executive Session. Commissioner Wilson seconded. All voted unanimously.

**Adjournment**

A motion was made by Vice Chairwoman Calix to adjourn the meeting. Commissioner Wilson seconded. All voted unanimously.