

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
August 27, 2019**

Members Present: Cynthia Calix, Vice Chairwoman
Trudy Munford, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Willie B. McMahand, Jr., Secretary-Treasurer
Alan Brown, Finance Manager
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Administrative Assistant
Doug Brooks, Technical Advisor
Geraldine Allen, Senior Property Manager
Lisa Willingham, Property Manager
Stacy Parris, Housing Choice Voucher Coordinator
Clarence Copeland, Resident Safety Manager

Others Present: Boice Turner, AHA Attorney
Donnie Thornton, AHA Intern
Jim Moody, Moody & Company

Call to Order

The meeting was called to order by Vice Chairwoman Calix.

Invocation

Invocation was done by Clarence Copeland, Resident Safety Manager.

Changes to the Agenda

There are no real changes to the agenda, however, we will do the audit report first. Mr. McMahand also introduced Don Thornton; our intern who will be with us until December.

2019 Audit Report

Mr. McMahand reported that Moody & Company has been our auditor for some time now. Mr. Moody reported that there were no audit findings. He touched on the housing authority's SEMAP score and suggested that Section 8 has some work to do. The funds we have received from HUD is a good amount. We had a good year, with over a \$700K profit. There is almost \$2 million in debt with the pension, which will probably always be there. Mr. Moody explained that there were a lot of problems when Mr. Brown came on board and there are still some problems so a letter was written to the board due to

the amount of adjustments that had to be made. Most of the adjustments were in the capital funds program; the revenue had been accounted for incorrectly. AHA has about \$9 million in equity and \$7.6 in operating revenue. From last year to this year, our cash has increased. Commissioner Munford asked if there was anything else in the audit that the Board needed to know about? Mr. Moody replied that it's not in the report, but the letter that HUD wrote us was very important.

Police Report

Clarence Copeland, Resident Safety Manager, reported on AHA's foot patrol and citizen contact and also the crime numbers for the Authority versus the City of Anniston.

Assaults	1
Domestic Violence	10
Drug Arrests	3
Violent Crimes	0

There were no questions or comments from the Board pertaining to the Police Report.

Resident Safety Report

Mr. Copeland reiterated that there were no violent crimes on AHA property, but 3 residents were recommended for eviction. With the exception with new residents and children turning 13, we are up to date on the id cards. There were 3 people put on the trespass list this month. Mr. Copeland also mentioned that we were rewarded a Safety Grant. Commissioner Munford commended Mr. Copeland on the id cards.

Financial Report

Mr. McMahan pointed out that Mr. Brown has added a new 'cash in the bank' page to the financial report. Mr. Brown went over the numbers, and mentioned that we had an increase in all the AMPS of over \$59K and a decrease in the COCC of over \$14K. Audit costs of \$21K hit the books, which was part of the loss on the COCC. There were no questions or comments from the Board on the Financial Report.

Planning & Development Report

Terri Lloyd, Planning & Development Coordinator, reported that she is working on the Annual Plan. Doug Brooks, Technical Advisor, reported on Constantine. The paving has been completed, along with new lines and striping of the parking lots. The washers and dryers have been delivered for the laundry room; we predict that they will be finished by the end of next week. Ms. Lloyd continued, reporting that the Glen Addie demo application has been submitted. We haven't heard anything from them, but expect to hear from them in the next 30-90 days. Ms. Lloyd and Mr. McMahan will travel to Montgomery tomorrow and meet with Hollyhand and ADEM. The meeting with ADEM is for a recommended engineered solution for the Cooper site. Mr. McMahan briefly spoke about CDBG funds and how we plan to revitalize West Anniston. Commissioner Munford showed concern about

scattered new housing. She emphasized that its hard to see the vision of new housing when the houses are here and there. She'd like to see a small community. Mr. McMahand replied that we would love to do that, however, funding won't allow it at this time. Vice Chairwoman Calix asked if we knew of a plan that the City of Anniston has for the city for affordable housing, in which Mr. McMahand replied that we have not, other than their small home repair funds. Vice Chairwoman Calix also brought up creating a bond pool for affordable housing. Mr. McMahand said it has been mentioned, but did not get any attention.

Management Report

Mr. McMahand stated that there were no real highlights for this report. There were no comments or questions from the Board.

Housing Choice Voucher (Section 8) Report

Mr. McMahand stated that the report speaks for itself. There were no questions or comments from the Board on this report.

Resident Services Report

Mr. McMahand reported that there was a lot of activity last month. Mr. Brooks said we had the most people in the plumbing class that we hosted than in any other class we've had. He has a carpentry class tomorrow.

Approval of Minutes—June 27, 2019, July 10, 2019, August 6, 2019

After a brief review, all a motion was made by Commissioner Winsley to approve all three sets of minutes. The motion was seconded by Commissioner Munford. All voted unanimously.

Board Resolution AHA-19-023 Collection Loss Write-Offs

The Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents. It is recommended that the Board of Commissioners consider and approve the write off collection losses in the amount of \$4,852.21 for Conventional Housing for the month of April 30, 2019.

A motion was made by Commissioner Munford to approve the collection loss write off. The motion was seconded by Commissioner Winsley. All voted unanimously.

Board Resolution AHA-19-024 Collection Loss Write-Offs

The Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents. It is recommended that the Board of Commissioners consider and approve the write off collection losses in the amount of \$12,362.71 for Conventional Housing for the month of May 31, 2019.

A motion was made by Commissioner Winsley to approve the collection loss write off. The motion was seconded by Commissioner Munford. All voted unanimously.

Board Resolution AHA-19-025 Fixed Assets Write Offs

AHA must remove any fixed assets which have surpassed their useful life span and deemed scrapped. It is recommended that the Board of Commissioners consider and approve these fixed assets listed to be removed from inventory and either sold to the highest bidder or sold for scrap metal, depending on which method will gain the AHA the highest market price. A motion was made by Commissioner Winsley to approve the resolution. Commissioner Munford seconded the motion. All voted unanimously.

Other Business

Mr. McMahan gave out HCV SEMAP Board Notebooks. They hold information pertaining to the HCV Program and our recent SEMAP material. Mr. McMahan announced that we are no longer in a troubled status and went over each tab, briefly explaining the details.

Employee Retreat: September 12-13, 2019

The Employee retreat was not discussed.

Board Retreat: October 18-19, 2019

Mr. McMahan requested that the retreat stay local and then go as a group to the Washington Conference and go on Capitol Hill and meet with our elected officials. We need to have a packet dealing with the challenges we have here in Anniston. Vice Chairwoman Calix suggested a portal for information for the Board Members.

Executive Director's Comments

There were no comments.

Executive Session

There was no Executive Session.

Adjournment

A motion was made by Commissioner Winsley to adjourn the meeting. The motion was seconded by Commissioner Munford. All voted unanimously.