

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
SPECIAL MEETING  
July 10, 2019**

**Members Present:** Marcus Dunn, Chairman  
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  
Ben Little, Councilman  
Glen Ray, NAACP Representative

**Call to Order**

The meeting was called to order by Chairman Dunn.

**Board Resolution AHA-19-021 Significant Amendment to the PHA 5 year & Annual Plan**

Mr. McMahand explained that this would be a brief meeting, as we only have two action items. The first item is an item that was considered for approval at our last meeting, however, it was not approved, so we have brought it back for consideration at this meeting. There is a significant amendment that we would like to make to our Annual Plan; adjust the demolition date for Glen Addie. A motion was made by Vice Chairwoman Calix to approve the Significant Amendment. The motion was seconded by Commissioner Winsley. Commissioner Munford opposed the vote. The vote passed, 3 to 1 but was not unanimous.

## **Board Resolution AHA-19-022 Consideration to Approve Submission of Inventory Removal Application HUD-52860 for Demolition of Glen Addie Homes**

Mr. McMahan explained that over the last several months we have been discussing the demolition application for Glen Addie. HUD has realized the seriousness of this situation and has asked us to send a draft of our application to them so that they can look over it and make sure everything lines up before it is sent to the Special Applications Department of HUD in Chicago. Comments have been sent back and now this process needs to be approved for us to move forward. Once the application is approved, we can start vacating the units. Chairman Dunn confirmed with Mr. McMahan that the demolition process will not happen until after approval from the Board. A meeting was held where approximately 52 residents were present to hear about what is currently taking place in Glen Addie Homes. At this meeting, residents signed a General Information Notice (GIN) form. In order to get all required signatures, employees went door to door and had residents sign off on the GIN's. Also, for those that were not able to sign at the meeting nor at home, Terri Lloyd, Planning & Development Officer, mailed the forms certified. Every resident has now signed this notice. Mr. McMahan also mentioned that HUD is encouraging Housing Authorities across the nation to take down older properties due to the hazards that they bring. Chairman Dunn explained that this is the start of the process and we cannot allow our residents to stay in these environments the way they are.

Mr. McMahan opened up the floor for public comment. Councilman Ben Little asked if a soil test has been done on the Glen Addie property, in which Mr. McMahan replied that the Phase I has been done, and we will get a Phase II done as well. Councilman Little also questioned the timing and place; everything is in his ward and this comes right around the time of the election and census. He believes this should cease until 2021. Councilman Little is concerned about dislodging his ward. He explained that when Cooper Homes residents were relocated, it disrupted a lot of moving parts within the city. When asked if he thinks the units in Glen Addie need to be torn down and rebuilt, Councilman Little said he believes that they should, however he would like to see studies done in other wards. Chairman Dunn said he would like to set up a separate meeting with Councilman Little to hear more about his concerns. Commissioner Munford expressed that she is concerned about AHA demolishing, but not rebuilding housing. She questioned why we can't clean the soil with the assistance of the City and others, and then look for financing somewhere else, other than where we have been denied. Mr. McMahan replied, that this has been our plan all along, and not just for Cooper Homes, but for our other sites as well. Mr. McMahan added that this contamination in the soil is not just on the west side of the city. The public hearing was closed by Chairman Dunn. A motion was then made by Vice Chairwoman Calix to approve the submission of Inventory Removal Application HUD-52860 for the demolition of Glen Addie Homes. The motion was seconded by Commissioner Winsley. Commissioner Munford opposed. The vote passed, 3 to 1 but was not unanimous.

## **Other Business**

Mr. McMahan announced that he is planning a board retreat. He gave out a draft agenda. We are also planning an All Employee Retreat, as we plan for the future of the Housing

Authority. AHA has several employees that will be retiring soon, and they will take with them a lot of knowledge. We have to make sure the Housing Authority continues to be successful and that the vision stays on track. It is also in our plans to make sure that the board is up to speed on everything they need to know.

Our 5th Board Member is needed as well. The board retreat will take place after the All Employee Retreat. The Board agreed on October 18 and 19 for their retreat.

The August Board meeting needs to be changed, due to the AAHRA Conference. The Board decided on August 27, 2019. We are planning to have the auditor at this meeting. Final comments came from Doug Brooks, Technical Advisor, he assured Commissioner Munford that Barber Terrace is going to be exactly what we want to see. He commended the board on voting independently and thanked them for their courage.

### **Adjournment**

A motion was made by Vice Chairwoman Calix and was seconded by Commissioner Munford. All voted unanimously.