

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
June 25, 2020**

Members Present: Marcus Dunn, Chairman
Cynthia Calix, Vice Chairwoman
Trudy Munford, Commissioner
John Wilson, Commissioner

Staff Present: Willie B. McMahand, Jr., Executive Director
Alan Brown, Finance Director
Shazmine Gullett, Executive Assistant
Terri Lloyd, Planning & Development Officer
Stacy Parris, HCV Coordinator
Pamela Young, Property Manager

Others Present: Boice Turner, AHA Attorney
Brian Brockman, APD

Call to Order

The meeting was called to order by Chairman Dunn.

Invocation

Invocation was done by Chairman Dunn.

Changes to the Agenda

There were no changes to the agenda.

Police Report

Brian Brockman, Anniston Police Department, went over the incident report for May 2020 as well as the foot patrol report. Foot patrol has increased due to the Community Policing unit that has been initiated. Most of the time was spent in Constantine Homes and Glen Addie Homes.

Assaults	5
Domestic Violence	7
Drug Arrests	3
Violent Crimes	2

Resident Safety Report

There were four violent crimes for the month of May. Three were on AHA property, all in Glen Addie and one off the property. There were also two drug arrests. No residents were recommended for eviction for lease violations. There were no questions from the Board.

Financial Report

The numbers appear to be on track. There were no questions or comments from the board.

Planning & Development Report

Constantine exterior painting , vinyl siding and shutters is being procured. Bradshaw & Pitts was the lowest bidder. Commissioner Munford asked will they be doing hiring for the Section 3 Program, in which Mr. McMahan informed her that that is indeed the plan.

Management Report

There were no questions or comments from the Board on this report.

Housing Choice Voucher Report

There were no questions or comments from the Board on this report.

Resident Services Report

There were no questions or comments from the Board on this report.

Approval of Minutes—March 26, 2020

After a brief review, it was suggested that Ms. Gullett make a note to add that Mr. Hornig & Mr. Lubershane were in attendance via phone. There were no other corrections. A motion was made by Vice Chairwoman Calix to approve the minutes. Commissioner Munford seconded. All voted unanimously.

Approval of Minutes—June 3, 2020

These were work session minutes that were for informational purposes only. No voting was required.

Board Resolution AHA-20-011 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 \$15,898.59 for Conventional Housing for the month of January 31, 2020. There was a brief discussion, as the Board showed concern about how high the amount was. It was requested that we resend this information with the sites attached. A motion was made by Vice Chairwoman to approve the collection loss write offs. The motion was seconded by Commissioner Munford. All voted unanimously.

Board Resolution AHA-20-012 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 \$4,203,79 for Conventional Housing for the month of February 29, 2020. A motion was made by Vice Chair Calix to approve the collection loss write offs. The motion was seconded by Commissioner Winsley. All voted unanimously.

Executive Session

Vice Chairwoman Calix motioned to go into Executive Session to discuss threatening or pending litigation. Commissioner Wilson seconded. All voted unanimously. No action was taken.

Board Resolution AHA-20-013 Contract for Constantine Homes Exterior Modifications Project

Advertisements for the exterior modifications for Constantine Homes was publicized in the Anniston Star Classifieds and posted on the AHA Website. Sealed bids were obtained to clean brick, paint and install vinyl siding on units. Approval is needed from the board to execute a contract. Commissioner Munford motioned to approve the resolution, and Vice Chairwoman Calix seconded. All voted unanimously.

Board Resolution AHA-20-14 Innovative Housing Solutions, Inc.

AHA is requesting Board approval for the creation of a 501 (c)(3) that will be known as 'Innovative Housing Solutions', Inc. It will be a support corporation for the Anniston Housing Authority, and the selected officers. Before approval, Mr. McMahand requested that officers be selected. We will start off with three officers, with Mr. McMahand being the Secretary/Treasurer. There will also be a President and a Vice President. Chairman Dunn nominated Commissioner Wilson serve on the board, to which the board agreed. Chairman Dunn also says he spoke with Commissioner Winsley and he is willing to serve on this Board as well. The titles will be sorted out on a later date. Vice Chairwoman Calix motioned to approve the resolution as read. Commissioner Wilson seconded. All voted unanimously.

Board Resolution AHA-20-15 Personnel Policy Revision (Work Schedule)

Mr. McMahand explained that we are requesting to start our work day at 8am, instead of 7am, like we have been. We will continue to work until 5pm, with an hour lunch, Monday through Thursday. We will also still work Friday's 8am-12pm. Vice Chairwoman Calix motioned to approve the resolution as read. Commissioner Wilson seconded. All voted unanimously. The board showed concern about AHA opening back up to the public July 7th. Mr. McMahand replied that the employees are comfortable with it, but if we determine that we need to push the date back, we will.

Board Resolution AHA-20-16 Occupation, Skills and Training Grant

This is a state grant through East Alabama Works for the program. It is a standalone occupational skills training program for adults and dislocated workers. The grant is about 80% complete. The budget is \$150K, which might change, based on the needs for the grant.

Executive Director's Comments

Mr. McMahan informed the Board that it is now time to elect officers for the AHA Board. Commissioner Munford made a motion to keep the same officers, Commissioner Wilson seconded. All voted unanimously.

Adjournment

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