

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
June 24, 2021**

Members Present: Cynthia Calix, Chairwomen
John Wilson, Vice Chairman by virtual zoom
Trudy Munford, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Willie B. McMahand, Jr., Executive Director
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Kristen McCowan, Office Administrator
Clarence Copeland, Resident Safety Manager
Sharon Dunson, Resident Initiatives Coordinator
Doug Brooks, Technical Advisor

Others Present: Mike Huey, Sparklight by virtual zoom
Michael Cardoso, Sparklight by virtual zoom
Edward Woods, Technology Consultant by virtual zoom

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was done by Alan Brown.

Changes to the Agenda

Sparklight will make their presentation first. We will also consider calling a meeting in August for the website update.

Information Technology Upgrades

Mr. McMahand introduced Mr. Woods, who spoke about various upgrades that we are in the process of doing. Mr. McMahand explained that the thought process is to get something in the RIC building, the board room, the EnVision Center and in the Employment Training Center. We may have to go into another pot of money, but we want the best for what we're trying to achieve. Hopefully within the next month or so, we will be at the finish line.

Approval of Minutes—May 27, 2021

After a brief review, a motion was made by Commissioner Winsley and seconded by Commissioner Munford. All voted unanimously.

Board Resolution-AHA-21-018 Collection Loss write-offs for the period ending February 28, 2021

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 \$3,469.17 for Conventional Housing for the month. Mr. McMahan explained that the account with the highest balance is out of Norwood. A motion was made by Vice Chairman Wilson to approve the collection loss write off. The motion was seconded by Commissioner Winsley. All voted unanimously.

Board Resolution-AHA-21-019 Purchase of Security Cameras

Mr. McMahan explained that Mr. Copeland and Ms. Lloyd worked together as a team for the last few months to get the grant. Mr. Copeland was in charge of coordinating how the funds were spent and he will give an update on what he has done thus far.

Mr. Copeland reported that the Security Grant was \$246,198 and we have spent/allocated \$232,643.38. As of June, our projected balance is a little over \$13K. We have 12 surveillance cameras, which is what the board will be voting on today. He went over various figures and explained where the cameras will be placed. Poles and LED lighting have been installed as well as trimming back some trees so that the lights could cover more. Alarm systems and keypads have also been installed. Mr. McMahan explained that we have been working on this project for around a year and the camera systems that we're using is being used by Anniston and Oxford Police Departments. Commissioner Munford motioned to approve the resolution as read. Commissioner Winsley seconded. All voted unanimously. Mr. McMahan confirmed that the vote was only for the camera systems. All other purchases discussed have already been purchased. Chairwoman Calix thanked Mr. Copeland for the hard work the staff put in at last event AHA had.

Board Resolution-AHA-21-20 Cooper Cleanup

Mr. McMahan spoke about the meeting AHA had with elected officials, regarding the cleanup plan for the site. The meeting went well, Senator Marsh, Dr. Boyd, Mayor Draper, City Manager Folks and Councilwoman Smith were all in attendance. We initially wanted their support on an engineered solution for the site, but after a lengthy discussion, it was decided that there would be a full cleanup. Senator Marsh suggested we get the support of the City and he would then go to the State to assist getting funding for the cleanup. The next city council meeting is July 6, 2021, and we would like to be able to present the City with a resolution stating that the Housing Authority's Board has already taken action.

Commissioner Munford wanted confirmation that this would be a complete cleanup and that it would still be elderly housing, in which Mr. McMahan confirmed. Commissioner Munford motioned to accept the resolution. Commissioner Winsley seconded. All voted unanimously.

Other Business

2020 Audit

The audit information has come in, and we would like to schedule a meeting the first week in August. There were no findings, no management comments and it is a good solid audit.

The Housing Authority increased its cash flow by over a half million dollars. This is the 2020 audit; Mr. Moody still has to do the 2021 audit by December 31, 2021. We are looking at August 5th either at noon, or 2pm. We will have the audit and website update and the meeting shouldn't take any more than an hour.

Occupational Skills and Training Grant

Mr. McMahan informed the board that AHA has received the Occupational Skills and Training Grant from the State. We will partner with the West Anniston Foundation and the grant is over \$239K. The training will take place in the Employee Training Center, as well as the EnVision Center. We will make sure we are in compliance and are meeting the goals required by the grant.

Mr. McMahan welcomed Doug Brooks back; he was out having surgery on his knee.

The HDC Board will be doing a tour for Housing Development Corporation lots and properties Tuesday at 10:30am. The AHA Board is welcome to join. The City has additional money available and we need to decide what to do with the lots. We also have about 24 lots that we could potentially get clear title to. We will go around and look at the properties and discuss our thoughts. We will also take a look at Hobson City and the line/ditch around Parkwin Homes. Ms. Lloyd will email information out to the Board.

We are thinking in the next month or so we will get our designation for Innovative Housing Solutions as a 501(c)(3).

Financial Report

Chairwoman Calix questioned what was going on with the HCV Administrative fees being in a deficit. Mr. Brown explained that there were three pay periods in that month, and there are also 3 months of management fees. There was also a little bit of funds going towards staff training. The next month there will be three months' worth of financials and the deficits won't be as high.

Public Comments

There were no public comments.

Executive Director's Comments

The demolition has started at Barber Terrace. The 12 building is down and half of the 11 building is down. The fencing hasn't been put up yet but there is caution tape up. All buildings should be down at the top around the end of July, or early August. The ground breaking will be sometime in September. Chairwoman Calix suggested AHA doing their own PSA. Mr. McMahan agreed.

Adjournment

Commissioner Winsley motioned to adjourn the meeting and Commissioner Wilson seconded. All voted unanimously.