

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
November 18, 2021**

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

Staff Present: Willie B. McMahand, Executive Director
Shazmine Gullett, Executive Assistant
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Stacy Parris, HCV Coordinator
Doug Brooks, Technical Advisor

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Doug Brooks, Technical Advisor.

Changes to Agenda

Mr. McMahand informed the board that we must do a public hearing today for the Annual Plan.

Public Hearing

Chairwoman Calix opened the public hearing for public comment. Commissioner Wilson motioned to close the hearing. The motion was seconded by Commissioner Winsley. All voted unanimously.

Approval of Minutes—September 30, 2021

After a brief review, a motion was made by Commissioner Winsley to approve the minutes. The motion was seconded by Vice Chairman Wilson. All voted unanimously.

Approval of Minutes Budget Work Session—October 21, 2021

After a brief review, a motion was made by Vice Chairman Wilson to approve the Budget Work Session minutes. Commissioner Winsley seconded the motion. All voted unanimously.

Board Resolutions AHA-21-027,028,029A, 029B,029C,030,031,032,033

All resolutions were voted on together. A motion was made by Commissioner Winsley to approve all resolutions as read. The motion was seconded by Commissioner Dunn. All voted unanimously.

Chairwoman Calix asked Mr. McMahand to clarify board resolution AHA-21-033, since it was not in the board packet. Mr. McMahand explained it is the breakdown for the \$34,970.40 for all 40 employees of AHA to receive a one-time payout of \$750. It will be paid out in the next week or so. All budgets are in good shape, with the exception of the HCV program, and no CARES funds were used. The only thing we have left to get with CARES funds is the van for our elderly and disabled residents.

Mr. McMahand mentioned AHA's newly reconstructed website. He explained that in the board portal, the board will be able to see detailed information from board reports, Cooper Homes' playbook, Glen Addie demolition info and Barber Terrace information as well. There is also a financial dashboard, audit information, capital funds and budget

information. Chairwoman Calix requested for the previous years' budget information to be posted. Shazmine Gullett navigated through the website as Mr. McMahan highlighted a few different items. Mr. McMahan informed the board that they may want to start thinking about the schedule for Glen Addie's demolition now that the property is 100% vacant. The board portal is password protected, and only three employees have access to it.

Commissioner Wilson wanted to know if any of our capital funds projects were close to deadlines and haven't been completed. Alan Brown, Finance Director, explained that 2018 funds must be expended this year. In the next few years, we have the Norwood Community Center being built and the timeline for Glen Addie.

Chairwoman Calix wanted to know if there is a way to provide a link to email the board members, Mr. McMahan explained that right now the public can click on the board information and see the board's name and title. He believes more is needed, whether it be a phone number or email address. Shazmine will reissue the board their email addresses and passwords. No phone numbers or addresses will be listed.

This is the last meeting for the year. The Christmas luncheon will be on December 16th, and we would love for the board members to attend. The next board meeting is January 27, 2022. We will begin the budget process in January and have the budget meeting in February, and approval in March.

There is a cleanup campaign this Saturday from 10am-12pm in Constantine Park.

At the January meeting, Stacy Parris, HCV Coordinator, will give an updated report on where we are with the voucher program and landlord participation utilization and how effective we are with getting landlords to accept the program. Commissioner Munford requested an update on SEMAP as well.

Financial Report

Mr. Brown reported that we had a deficit in COCC and a surplus in the AMPS. HCV also shows a deficit. The deficits are due to this being a three-payroll month. He also pointed out that the Barber Terrace redevelopment, since the property went RAD, we have a surplus, and we could potentially have funds that can roll back into the COCC. At some point, we need to have a conversation with the IHS board about how we move forward with the nonprofit.

No other reports were discussed.

Executive Director's Comments

There were no comments from the Executive Director.

Executive Session

There was no Executive Session.

Adjournment

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