

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
September 30, 2021**

**Members Present:** Cynthia Calix, Chairwoman  
John Wilson, Vice Chairman  
Kenneth Winsley, Commissioner

**Staff Present:** Willie B. McMahand, Jr., Executive Director  
Alan Brown, Finance Director  
Terri Lloyd, Planning & Development Officer  
Shazmine Gullett, Executive Assistant  
Clarence Copeland, Resident Safety Manager  
Lisa Willingham, Senior Property Manager  
Pamela Young, Property Manager  
Sharon Dunson, Resident Initiatives Coordinator  
Stacy Parris, HCV Coordinator

**Others Present:** Boice Turner, AHA Attorney

**Call to Order**

The meeting was called to order by Chairwoman Calix.

**Invocation**

Invocation was given by Alan Brown.

**Changes to Agenda**

There were no changes to the agenda.

**Approval of Minutes—June 24, 2021**

After a brief review, Commissioner Winsley motioned to approve the minutes as read. Commissioner Wilson seconded the motion. All voted unanimously.

**Approval of Board Resolutions**

Chairwoman Calix asked if anyone had any questions or concerns about the following six board resolutions. There were no questions, and all six were approved together. The motion was made by Vice Chairman Wilson and seconded by Commissioner Winsley to approve *AHA-21-021 (Collection Loss ending March 31, 2021)*, *AHA-21-022 (Collection Loss ending April 30, 2021)*, *AHA-21-023 (Collection Loss ending May 31, 2021)*, *AHA-*

**21-024 (Proposed Utility Allowances for HCV Program), AHA-21-025 (Proposed Payment Standards for HCV Program), AHA-21-026 (Proposed Changes to Personnel Policy).** All voted unanimously.

### **Police Report**

Clarence Copeland, Resident Safety Manager, reported that there are a few incidents that are reflecting on our report that should not be on there. Everything should be corrected by the next report. Two violent crimes were associated with our residents and they have been sent eviction notices. Mr. Copeland also explained a situation with a minor who was shot in Constantine.

### **Financial Report**

Alan Brown, Finance Director, reported on the over all cash in the bank has decreased. We are currently in a deficit for the month for COCC, due to our AAHRA conference expenses. The AMPS are too the good, as well as Hobson City. HCV is in a deficit as well.

### **Planning & Development Report**

Mr. McMahand pointed out the Capital Fund Schedule. Initially, we wanted to do RAD on Tinsley Manor, however, we are not able to, so we are looking at other ways to upgrade the property. We've budgeted close to a half a million dollars for interior and exterior upgrades. There was a brief discussion on the architects and why we've had the same one for so long. Another project will be in Norwood Homes; we will build a community building. We received about \$400K in proceeds from the fire that took down four units in Norwood, and those funds will go towards building the community building.

It is time to start thinking about the demolition here in Glen Addie. Mr. McMahand explained that the process will be different from the way we did Cooper Homes. The demolition and the cleanup will take place at the same time. Glen Addie is 100% vacant, and we've had about 11 break ins. More money will have to be allocated in order for us to do everything we need to do for this site.

Chairwoman Calix wanted to update Vice Chairman on what happened after the meeting about Cooper at Carver Center. Mr. McMahand explained that after the meeting, Senator Marsh, along with Representative Boyd, asked for a two-page synopsis on what AHA needs and they plan to submit it for us to get the Cooper site cleaned up. Our environmentalist assisted us in creating the fact sheet and got it to the Mayor and he will hand it off to the right people to get it in front of the governor. We are trying to get \$2.5 million from the state. We will give it another two or three weeks and then we will go to the City to see what they're going to do.

The eviction moratorium ends today. There is an emergency rental assistance program that residents can get help through, as well as several other programs here in Anniston. Lisa and Pam are also assisting residents with repayment agreements, but there will be a few that will be turned over to the attorney. Chairman Calix questioned if we've had any residents come in, reporting the PPP Loans, in which we have not. PPP Loans are exempt from income but the "business" the resident must have in order to receive a PPP Loan is not

exempt. Mr. McMahan says we will look into the situation, as the names and addresses are published online.

### **Reports**

No other reports were discussed.

### **Other Business**

We need to have a budget work session over lunch in October. We are hoping to vote on it in November. We are looking at the 19<sup>th</sup>, 20<sup>th</sup> or 21<sup>st</sup>. Revisions include a new handicap accessible mini bus, and adding a maintenance position as well as a few other things. It was decided that the Work Session will take place on the 21<sup>st</sup> at 12pm.

The Barber Terrace Groundbreaking will take place October 26, 2021 at 11am. Kenneth Free, a HUD Field Office representative will attend, as well as a few other key people.

### **Executive Directors 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. Commissioner Winsley seconded. All voted unanimously.