

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
SPECIAL CALLED BOARD MEETING
November 18, 2020**

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

Staff Present: Willie B. McMahand, Jr., Executive Director
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Executive Assistant

Others Present: Boice Turner, AHA Attorney

Call to Order

The meeting was called to order by Chairman Dunn.

Executive Session

A motion was made by Vice Chairwoman Calix to go into Executive Session, to discuss threatening litigation. The motion was seconded by Commissioner Winsley. All voted unanimously.

After discussion, Commissioner Wilson motioned to come out of Executive Session and Commissioner Winsley seconded. All voted unanimously and no action was taken.

Cooper Homes Redevelopment

Commissioner Wilson spoke on behalf of the Board. They would like a plan for the Cooper Homes development to go to the City Manager. Also, a sign should be posted at the site with a proposed design of what will be built back. The plan needs to be spelled out in more detail so that we can get more support from the City Manager. They would like to move the focus of Cooper Homes to the top of the list and look at extending other items in the 5-year plan.

Vice Chairwoman Calix questioned if it was possible, on page 19, under "Attachment C" to repeat what Commissioner Wilson proposed. Mr. McMahand confirmed it will be added. Commissioner reiterated, saying it should read that Cooper Homes is now AHA's primary focus. Vice Chairwoman Calix has reviewed other housing authority's 5-year plans and sees no reason why we can't add the Board's suggestion. Mr. McMahand pointed out a few changes and adjustments that AHA has already made to the plan and informed the Board that the Barber Terrace date was not changed because the deal is almost done. Vice Chairwoman Calix requested Barber Terrace's financial plan be resent out to the Board and questioned if the housing authority is sound enough to carry the Barber Terrace plan. Mr. McMahand replied that the total number for the Barber deal will be \$12M; the tax credit from the investor and Hollyhand will be between \$9M-\$12M, AHA's contribution will be \$1M and the City is contributing \$240K in Home money and roughly 3 acres of land. The \$1M is coming out of the Capital Fund Program. Mr. McMahand also explained AHA's strategy if things start to move quicker than expected with Cooper Homes. Mr. McMahand also reminded the Board that AHA has a few million dollars in our reserved (restricted money) account that can also be used if needed for development. Other sources will be looked at first. There was also a brief discussion on funding for housing in the city. Vice Chairwoman Calix would like for the conversation of the City appropriating money for housing to come back up. A more accurate projection of when Cooper Homes will be back up will also be added to the plan. Vice Chair Calix would also like for something to be done

about the gas station across the street from the site. Amendments to the Annual Plan will be done as significant amendments, as needed. Commissioner Wilson believes we have two different audiences that we need to address; the City and the community. Therefore, this document needs to be clear so that the general public can understand it. Mr. McMahan agreed, and reminded the Board that the Annual Plan needs to be approved at our next Board Meeting. AHA will hold a Community Meeting on December 3, 2020, to get various information out to the public on RAD and other factual information to clarify some of what was said during our Public Hearing. Commissioner Calix questioned if Mr. McMahan was ready and if it was even necessary to have another public meeting, in which Mr. McMahan replied that he believes he is ready and this is what is best.

Other Business

There was no other business.

Executive Director's Comments

The Executive Director did not have any comments.

Adjournment

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