

**BOARD OF COMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
BOARD MEETING
AUGUST 6, 2019**

Board Present: Marcus Dunn, Chairman
Cynthia Calix, Viice Chairwoman
Kenneth Winsley, Commissioner
Trudy Munford, Commissioner

Staff Present: Willie McMahand, Executive Director
Geraldine Allen, Senior Property Manager
Shazmine Gullett, Administrative Assistant
Terri Lloyd, Planning & Development Officer
Doug Brooks, Technical Advisor

Others Present: Boice Turner, AHA Attorney

Call to Order

The Meeting was called to order by Chairman Dunn at 3:00pm.

Willie McMahand, Executive Director, announced that there will be an additional item added to the agenda; the Board will go into Executive Session.

Resolution AHA-19-022 Exterior Door Replacement for Parkwin and Washington Homes

Mr. McMahand then thanked the Board for having this special called meeting and explained that this meeting is for the Board to approve a capital fund project for the replacement of exterior doors in Washington Homes and Parkwin Homes. We had our architect to go through the procurement process, in which three (3) contractors bid on the project. We are going with the lowest bid; Kilgore Construction, with the amount of \$297,711.00. Approval from the Board would authorize Mr. McMahand to execute the contract for this project. This action helps move the RAD process along in Washington Homes and Parkwin Homes. We are looking to fully convert these properties to RAD and by us being able to use the capital funds money that we have set aside will help us acomplish that. These funds were previously set aside for the mold project in Glen Addie Homes, however, once we decided not to go through with the project, the money had to

be reobligated. HUD has a cutoff date of August 15, 2019, so this authorization needed to take place before this date. A motion was made by Vice Chairwoman Calix to approve the resolution. The motion was seconded by Commissioner Winsely. All voted unanimously.

Executive Session

A motion was made by Vice Chairwoman Calix to go into Executive Session to discuss pending or threatening litigation. The motion was seconded by Commissioner Munford. All voted unaimously.

Other Business

After coming out of Executive Session, Mr. McMahand explained that we recieved an email from HUD regarding our SEMAP certification. This was for the fiscal year ending March 31, 2019. The new information was reviewed, and we are now out of the troubled status, and we are now at a standard status. Terri Lloyd served as our third party looking at the information and certified the information that we had. Mr. McMahand also gave details about AHA still being in transition with this department. The Housing Choice Voucher Coordinator and the two Assistant Property Managers for this program are all currently in Huntsville, in training with NanMcKay, one of the top housing authority training consultants. We will be in transition for another 30-60 days. We will also send a letter out to the landlords to inform them of these changes in addition to encouraging other landlords to participate in the program. Vice Chairwoman Calix asked if we could provide information on how many section 8 homes are in each ward, in which Mr. McMahand assured her that we would get that information to the board members. Mr. McMahand spoke about creating affordable housing all over the city of Anniston and also touched on how we have not been able to increase our occupancy in Constantine Homes, even though we have stopped leasing in Glen Addie Homes, which is 164 units. We are trying hard to keep the property stablized, because we cannot afford to bring more properties down.

Shazmine Gullett, Administrative Assistant, is working on the registration for the NAHRO conference in San Antonio, Texas, and verified which day the commisssoners that are attending would like to arrive, which will be October 8, 2019. They will stay at the Riverwalk Hotel.

Adjournment

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