

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
August 10, 2022**

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

Staff Present: Willie B. McMahand, Executive Director
Shazmine Gullett, Executive Assistant/P.I.O.
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Doug Brooks, Technical Advisor

Call to Order

The meeting was called to order by Chairwoman Calix.

Executive Session

A motion was made by Vice Chairman Wilson to go into Executive Session. Commissioner Winsley seconded. All voted unanimously.

A motion was made by Vice Chairman Wilson to come out of Executive Session. Commissioner Winsley seconded. All voted unanimously. No action was taken.

Chairwoman Calix requested a recommendation to hire Gregg Fortner as the Anniston Housing Authority Interim Executive Director effective the 19th of September 2022. Vice Chairman motioned to elect Mr. Fortner. Commissioner Winsley seconded. All voted unanimously.

The staff was introduced to AHA's new Commissioner James "Jim" Williams.

Cooper Homes Redevelopment

Mr. McMahand explained that we wanted to have an informal work session to talk about the progress on the three developments we are working on here. He reminded the Board that a decision needs to be made on the next steps for Cooper Homes. AHA had a meeting with the City, where options were discussed on the redevelopment of the site. It was determined that it would be in excess of \$10M to get the site the way we wanted. We now have to decide if we go back to our original plan with an engineered solution or do we just do a greenspace and not rebuild. We also need to decide how we communicate where we stand and our future plans. There are capitol funds set aside for Cooper. If we're not going to do anything, that money has to be reallocated. Terri Lloyd, Planning & Development

Officer reported that we spoke with Hollyhand this morning and asked about an engineered solution. She also described different funding that can be utilized to get the site redeveloped. A decision on the site was put on hold.

Barber Terrace Redevelopment Update

Mr. McMahan reported that the project is moving along very well. Our developer was here this morning, and we received our first developer fee check of \$105K. Barber is scheduled to be complete mid-November. The residents at the bottom of the site will be the first to move in. Other potential applicants will come off our HCV waiting list. Our staff will not manage the property, but we will assist as needed. Our goal is to be 100% occupied by the end of the year. We are anticipating a ribbon cutting in December.

Tinsley Manor Renovations

Mr. McMahan explained that due to the condition that the Tinsley Manor apartments are in, we have decided to do extensive renovations. The budget is \$600K, however we knew this was not a good number, especially after additions.

Doug Brooks, Technical Advisor, reported that three bids were received, all over \$1M. The plan that we have is very comprehensive. Repairs will be done to the upstairs floor, downstairs ceiling, the a/c units will be replaced, bathtubs and fixtures in the bathrooms will be replaced, interior and exterior paint, roof replacement and extended porches. This totals out to \$53K/unit for a 37-year-old property. Chairwoman Calix showed concern about the difference in AHA's \$600K estimate and the bids coming out as over a million. Chairwoman Calix requested the bid information that was advertised. Ms. Lloyd is writing the relocation plan. We will give them a minimum of two choices on where to move and give at least a 90-day notice.

Other Business

The City of Anniston

Chairwoman Calix stated that we needed to discuss what the City was asking for from AHA.

1. Properties owned by AHA that are construction ready (graphics).
2. What are our long term goals with each specific property.

Ms. Lloyd showed various properties owned by AHA on our map and elaborated on AHA's plan to stay within a particular area. Once the information is gathered, we will email it to all City Council members and let them decide how we proceed.

An all employee staff meeting will be called for tomorrow morning to announce the new director to the staff.

Adjournment

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