

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
March 29, 2022**

Members Present: Cynthia Calix, Chairwoman
John Wilson, Vice Chairman via Zoom
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
Lisa Willingham, Senior Property Manager
Sharon Dunson, Resident Initiatives Coordinator
Kristen McCowan, Office Administrator
Clarence Copeland, Resident Safety Manager

Others Present: Boice Turner, AHA Attorney

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Clarence Copeland, Resident Safety Manager.

Changes to Agenda

Mr. McMahand informed the Board and staff that Executive Session will move up to item number 5 on the agenda.

Action Items

Chairwoman Calix asked the board if they would like to approve all action items by consent. Commissioner Winsley motioned to approve all action items with consent. Commissioner Munford seconded. All voted unanimously. Items approved are as follows:

- Approval of Work Session Minutes—February 24, 2022
- Approval of Regular Minutes—February 24, 2022
- Approval of Work Session Minutes—March 17, 2022
- Board Resolution AHA-22-007—Collection Loss Write Off ending Nov. 30, 2021
- Board Resolution AHA-22-008—Anniston Fatherhood Initiative (AFI)

- Board Resolution AHA-22-009—Central Office Cost Center (COCC) Budget FYE 2022-2023
- Board Resolution AHA-22-010—Asset Management Project (AMP) Budgets 1, 2, and 3 FY 2022-2023
- Board Resolution AHA-22-011—Housing Choice Voucher (HCV) Budget FY 2022-2023

Executive Session

Boice Turner, AHA Attorney, requested a motion to go into Executive Session to discuss threatening or pending litigation. Commissioner Winsley motioned to go into Executive Session, Commissioner Munford seconded. All voted unanimously.

Commissioner Munford then motioned to come out of Executive Session, and Commissioner Winsley seconded. All voted unanimously. No action was taken in Executive Session.

Resident Services

Mr. McMahand reported that there is some good activity going on with our OST program. We hope to come back and give the board a full presentation on what all is being done. Sharon Dunson, Resident Initiatives Coordinator, says she and her staff will be ready to give a full presentation at the May board meeting. The grant for the program ends June 30, 2022. Great progress has been made, and we will try to extend or renew it.

NAHRO Washington Conference 2022

NAHRO's Washington Conference is underway right now. Tomorrow is Capitol Hill Day, where Mr. McMahand will speak with elected officials, or their staff to voice our concerns and see how they can be of any assistance to us. We have a schedule of when we will meet with Senator Shelby, Senator Tuberville and Representative Rogers, and Shazmine Gullett, Executive Assistant, has created a brief presentation on AHA that will be presented.

Chairwoman Calix interjected and requested that AHA add Heflin Housing Authority to our reports, and requested a brief updated today. Mr. McMahand informed the board that he met with HHA's board last week and gave them a few scenarios that they could consider; tying HHA to another housing authority in the area or find an individual to run the office. Mr. McMahand also informed Velma Byron, HUD official, that AHA would be ending their contract with HHA. AHA will help them through the process.

Commissioner Munford asked for an update on Cooper Homes; where we are and what went on with the testing. Mr. McMahand replied that testing took place a few weeks ago and we are waiting on the results. If everything goes well, we will ask our developers to give us a number (fine estimate) on how much to get the site cleaned up. The City, in partnership with Sylacauga has a grant where they want the housing authority to participate. It is the Brownsfield grant. We are not sure we would like to do this; we like the course that we are on. We do need the City's assistance with funding, as AHA should not

have to pay for this alone. Funds through the State are not available. They are suggesting Brownfield or a loan program. In other words, the State is willing to help us find the money, but not willing to give us any. Chairwoman Calix added that when we get the results back, we will ask the City directly for funding. Vice Chairman Wilson asked if we have asked the County for assistance. Mr. McMahand replied that he does not feel like this is the County's responsibility, but rather the City's. He says we can ask, but he's sure they're going to put it back on the City, as he believes they are the responsible entity for environmental cleanup or coordination. Commissioner Munford requested that we contact the County and Chairwoman Calix suggested sending them an information packet.

Mr. McMahand redirected, back to the NAHRO presentation and explained that we will let the elected officials know what we are doing and update them on our progress. We will show them our repositioning strategy and show how we're redoing our housing inventory. Neighborhood transformation will be discussed and how we are renovating and building housing throughout neighborhoods. Who we are serving; elderly, disabled and children are a big part of our residents should be a good look for the elected officials to see. When we get to how they can help, this is where it gets a little political. We need help with an environmental cleanup. We have a good template on how we can transform Anniston. We are working with people and the city and state level, but we need federal help. They can tie it to an appropriation that's already on the books. In other words, we don't need new money, just funding from programs that already exist. The biggest takeaway we want to give is who we're serving, the programs we have, and the funding we need is for environmental cleanup. Chairwoman Calix says the presentation looks good and she is looking forward to being apart of the conference tomorrow.

Budget

Mr. McMahand reminded the board that this will be his last time being involved with the budget process. He believes it is a good, solid budget. We will try to do a budget revision around October, and the new ED will be in on that process. With the exception of HCV, the entire Housing Authority is in good shape.

Other Business—ED Search Update

Commissioner Munford asked where we are with the ED search, she still isn't getting emails, and hasn't received anything. Commissioner Munford is however, able to get into the board portal. She was instructed to do so, as information is being loaded into the portal as soon as it is received by Ms. Gullett. The draft ED position announcement was the last thing to be uploaded. Ms. Gullett will print out a paper copy of the announcement for Commissioner Munford, per Chairwoman Calix. Chairwoman Calix requested that everyone review the announcement and make changes as they see fit. Changes need to be given back to her as soon as possible. Once it is approved and sent back to them, they will continue to move forward with posting the position. This process will take about 30-60 days before we start getting candidates. Vice Chairman Wilson asked if there was a reason we're not putting the private and county schools to let the candidates know that there are other

options, other than the city school system. Chairwoman Calix says it can be added, if he'd like.

Public Comments

There were no public comments.

Executive Director's Comments

There were no comments from the Executive Director.

Adjournment

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