

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
March 9, 2023**

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

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Doug Brooks, Technical Advisor
Antionette Tatum, HCV Coordinator
Sharon Dunson, Resident Initiatives Coordinator
Clarence Copeland, Resident Safety Manager

Call to Order

The meeting was called to order by Chairwoman Calix.

Budget Work Session

Gregg Fortner, Executive Director, pointed out that the final budget will be ready for the board on March 30, not March 23. The basics and highlights of the budget were discussed in our previous board meeting on February 23, 2023. The only changes that have been made since then was that we have received our quote for our health insurance, showing an 8% increase. We have uniformed the percentage that employees will pay at 25%, which has decreased the contribution for all employees, except for one category, which is 'employee plus child'.

We have also found out that we will be getting \$2M, instead of \$1.3M in 2022 Capital Funds. This has increased COCC and AMPS revenue. HCV has also increased the number of participants on the program, which has increased our admin fee. As we lose units in our public housing inventory, we are making sure we are not overstaffed by reorganizing our staff in some areas. We are also insourcing duties such as landscaping and the painting and cleaning of units and decreasing the amounts of those contracts by up to fifty percent.

The Fatherhood position is part time. The employee will also work in resident services part time. Mr. Fortner explained to the board that AFI's board is instrumental in seeking private funding for the grant, but not in the position the employee holds for AHA.

Commissioner Williams questioned the drop in the AMP contribution to Resident Services. Mr. Brown explained that HUD only gives us so much for subsidy for occupied units. We have aligned due to the number of units we have. Mr. Brown will put a report together to further explain. Mr. Brown also confirmed that there are enough funds for each commissioner to participate in two conferences for the year.

Other Business

There was no other business.

Adjournment

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