

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
November 17, 2022**

Members Present: Cynthia Calix, Chairwoman via Zoom
Marcus Dunn, Commissioner via Zoom
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Terri Lloyd, Planning & Development Officer
Antionette Tatum, HCV Coordinator
Doug Brooks, Technical Advisor
Ashley Warren, Senior Accounting Clerk

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Doug Brooks, Technical Advisor.

Changes to Agenda

There were no changes to the agenda.

Public Hearing

Chairwoman Calix opened the public hearing for public comment. We have received something in writing, and it is already included in the plan. There was no one from the public present. Commissioner Winsley motioned to close the hearing. The motion was seconded by Commissioner Williams. All voted unanimously.

Approval of Minutes—October 13, 2022

After a brief review, a motion was made by Commissioner Winsley to approve the minutes. The motion was seconded by Commissioner Williams. All voted unanimously.

Approval of Minutes—September 22, 2022

Chairwoman Calix had to recuse herself, as she was not present for this meeting and the minutes were tabled.

Approval of Minutes—September 8, 2022

After a brief review, Commissioner Winsley motioned to approve the minutes. Commissioner Williams seconded. All voted unanimously.

Board Resolutions AHA-22-021, (Collection Loss write offs for the period ending June 30, 2022) 022 (Collection Loss write offs for the period ending May 31, 2022),023 (Proposed Utility Allowances), 024 (Proposed Flat Rents),025 (5 Year and Annual Plan)

There were no questions or comments regarding any of the remaining action items. All action items were voted on collectively. Commissioner Winsley motioned to approve

Police Report

There were no questions or comments from the Board. Mr. Fortner pointed out that the names of the individuals on the police report have been removed.

Resident Safety Report

There were no questions or comments from the Board.

Financial Report

In the absence of Alan Brown, Finance Director, Mr. Fortner informed the Board of the \$222K difference from the previous month due to a \$70K charge for HVAC replacement at Washington & Parkwin Homes. There were also \$12K worth of plumbing repairs across the agency and an extra payroll in the month of September as well. We are also waiting on a \$200K draw down from our capital funds and it will compensate for most of our extraordinary expenditures. We have an AMP surplus of \$240K and the HCV Program is still in a deficit, however, we are expecting an increase in the admin fee for the program. There is also a surplus in RAD due to Barber Terrace. There are unreimbursed charges through the Occupational Skills Training (OST) Program of about \$40K. We may be able to recoup around 70% of those funds.

Planning & Development Report

Mr. Fortner explained that in the new report for Planning & Development, the funding years that we have received capital funds are broken down

Management Report

Mr. Fortner pointed out that the report shows that we have collected more funds than we've billed and that is due to the rental assistance program, which pays rent in advance.

Housing Choice Voucher (Section 8) Report

This report is still in progress and being reengineered to show the exact numbers needed by the board.

Resident Services Report

This report has been reengineered by Ms. Dunson. Chairwoman Calix commended Ms. Dunson on how the new report looks.

2023 Board Meeting Schedule

There was no discussion Board.

2023 Holiday Schedule

There was no discussion from the Board.

Executive Director's Comments

Mr. Fortner will be sending the Board FYI emails like the housing stock breakdown and the national schedule for the Capital fund program.

As a follow up from the previous board meeting, pertaining to a public housing resident who left the program to go to Section 8, but had a public housing balance; the balance was from maintenance charges that were not accrued until the resident moved out of their public housing unit. We are looking into it to put the participant on a repayment agreement.

The Fatherhood Initiative presentation was supposed to be today, but will have to be postponed due to the employee being out.

Barber Terrace grand opening will not be in February because a portion of the property at the bottom set to be demolished won't be finished by then. We are looking to move it back a few months; possibly April or May. Mr. Fortner will keep the Board updated. Save the date cards and the guest list will be shared with the Board.

We are looking to schedule a budget work session with the Board in the first quarter of the new year.

This is our last meeting of the year.

Executive Session

There was no Executive Session.

Adjournment

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