

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
July 27, 2023**

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

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

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

There were no changes to the agenda.

Approval of Minutes—May 18, 2023, Approval of Special Called Meeting Minutes—June 8, 2023, Board Resolutions AHA-23-0012, 013, 014 & 015 Collection Loss write offs for the periods ending November 30, 2022, December 31, 2022, January 31, 2023 and February 28, 2023, Board Resolution AHA-23-016 Fixed Assets Write offs for FYE March 31, 2024, Board Resolution AHA-23-017 Housing Choice Voucher Administrative Plan

Chairwoman Calix requested that all board resolutions AHA-23-012-017, be voted on collectively if there were no questions or comments. Commissioner Dunn motioned to approve all board resolutions collectively. Vice Chairman Wilson seconded. All voted unanimously.

Police Report & Resident Safety Report

Mr. Copeland reported that there were no drug offenses, or violent crimes involving AHA residents or property for the month of May. However, in June there was one drug offense, but the suspect was not a resident. There was also a murder in the month of June but neither the suspect nor the victim were residents of AHA.

AHA will host National Night Out Tuesday, August 1, 2023, in Norwood Homes. Various vendors will be participating and AHA would love for the commissioners to come out.

Financial Report

Alan Brown, Finance Director, informed the board that the May 2023 results included a \$32,639.52 loss in the COCC. This loss included salary study expenses of \$2,400.00 and server upgrade costs of \$2,543.00. The total surplus for the AMPS was \$6,613.27. The HCV Program included \$68,432 HAP reserve deficit due to HUD transferring \$70K to the HUD-Held Reserve. Mr. Brown also went over the budget, versus actual results for FYE March 31, 2023.

Planning & Development Report

Doug Brooks, Technical Advisor, informed the board that the asbestos abatement is about to begin. They are scheduled to start around the first week in August. The board will be informed of progress as the demolition progresses.

Management Report

Lisa Willingham, Director of Operations, reported that the month of May ended with a 94.24% occupancy rate and June with 92.57%. She is working with her staff to get our numbers back up. There were no questions from the board.

Housing Choice Voucher (Section 8) Report

Antionette Tatum, HCV Coordinator, reported 468 participants on program at the end of June. Barber Terrace is 100% occupied.

Resident Services Report

Sharon Dunson, Resident Initiatives Coordinator, reported that Resident Services will participate at National Night Out. A booth will be set up to disperse school supplies. The board showed concern about not having enough school supplies to go around, but Ms. Dunson assured them that there will be enough for all of the children.

Other Business

There was no other business.

Public Comment

No one from the public was present. No comments were made.

Executive Director's Comments

HUD CCMR

Mr. Fortner informed the board that HUD has been here all week and they are finishing up their onsite review today. We should receive a report from them in 45 working days on how we did.

0 South Allen

The City of Anniston has awarded AHA the grant allocation of \$1,454,489 in HOME-ARP funds for 0 South Allen. We are now moving onto the next steps to develop the property.

Budget Revision

We will do a budget revision in September and would like to have a work session sometime before the meeting to discuss everything in detail.

Executive Session

Commissioner Williams motioned for the board to go into Executive Session. Commissioner Winsley seconded. All voted unanimously. While in Executive Session, the Board was briefed by the Executive Director regarding potential litigation. Also, the Board authorized the Board Chair to negotiate an extension of the Executive Director's contract within the parameters discussed in the meeting and the contract will be included in the agenda for the next Board meeting. Commissioner Dunn motioned to come out of Executive Session, and Vice Chairman Wilson seconded. All voted unanimously.

Adjournment

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