BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
February 12, 2025

Members Present:	Cynthia Calix, Chairwoman	(via phone)
	John Wilson, Vice Chairman	
	Jim Williams, Commissioner	
	Kenneth Winsley, Commissioner	
	Marcus Dunn, Commissioner	
Staff Present:	Gregg Fortner, Executive Director	
	Shazmine Gullett, Executive Assistant	
	Ashley Warren, Senior Accounting Clerk	
	Terri Lloyd, Planning & Development Officer	
	Lisa Willingham, Director of Operations	
	Antionette Tatum, HCV Coordinator	
	Clarence Copeland, Resident Safety Manager	
	Doug Brooks, Technical Advisor	

Call to Order
The meeting was called to order by Vice Chairman Wilson.

Invocation
Invocation was given by Doug Brooks.

Changes to Agenda
One of the collection losses on the agenda will not go before the board today. There will only be two, instead of three. A motion was made by Commissioner Williams to accept the changes to the agenda. Commissioner Winsley accepted. All voted unanimously.

Approval of Minutes—November 15, 2024
There were no questions or comments about the minutes. A motion was made by Commissioner Williams and seconded by Commissioner Winsley to accept the minutes. All voted unanimously.

Board Resolution AHA-25-001 Collection Loss period ending August 31, 2024, Board Resolution AHA-25-002 Collection Loss period ending September 30, 2024
The Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents. The amounts to be written off were

$219.10, ending August 31, 2024, and $90.31, ending September 30, 2024. A motion was made by Commissioner Winsley and seconded by Commissioner Williams to approve both collection losses. All voted unanimously.

Board Resolution AHA-25-003 Norwood Exterior Door Replacement Contract
Mr. Fortner reported that the bid opening was yesterday, and that's why the information was not sent out earlier. Bids have gone up about 25% due to steel tariffs. We are exploring different advertising avenues and have gotten new bidders, which is a great opportunity for

Police Report and Resident Safety Report
Mr. Copeland reported that there wasn't much going on in December. There was one random shooting in Tinsley Manor in November. Bullets struck two apartments and a vehicle but no one was injured. There was one drug arrest, but the person was not a resident. There was also an overdose in Tinsley Manor. We now have a camera in Hobson City that is up and running and Mr. Copeland is waiting on a contract to come through that will give us license plates readers in Norwood and Constantine.

Financial Report
Mrs. Warren reported that the COCC's revenue for the month of November is $41K and expenses were $69K, leaving a deficit of over $28K. The AMPS revenue was $244K while expenses were $308K, leaving a deficit of $64K. HCV's admin had a surplus of $9K and HAP had a deficit of $48K.
For October, the COCC had a revenue of $41K and $60K in expenses, leaving a deficit of $19K. The AMPS had a revenue of $280K and expenses totaling $242K, giving a surplus of $38K. The HCV Program's admin had a surplus of $9K and the HAP had a surplus of $3K. Mr. Fortner added that with everything going on, as soon as funds are available for AHA, we will draw it down so that AHA continues to be in the best financial position that we can be.

Planning & Development Report
Mr. Fortner reported that there is finally some activity going on at 0 South Allen. They are clearing the land off and are getting ready to build.

Management Report
Ms. Willingham reported that we ended November with 97% and December with 93%. The drop is due to the major rehab in Constantine Homes, which is already a challenge to fill. We have posted an RFI for developers to see if they are interested in building on our land.

Housing Choice Voucher (Section 8) Report
Mrs. Tatum reported that the month of November closed out with 495 vouchers and in December it went down to 493 vouchers. 495 is our baseline.

Resident Services Report
Mr. Fortner reminded the Board that there have been some staffing changes with this position. Mr. Copeland is now the Anniston Fatherhood Coordinator. We have several things going on with AOD and we have hired for the Public Housing Resident Services Specialist position. There was a short discussion on the intake process for Barber Terrace.

Other Business
There was no other business.

Public Comments
There were no public comments.

Executive Director's Comments
Mr. Fortner reminded the board that we have scheduled two budget work sessions for next month; March 6 and March 19. The budget must be approved by March 31st.

Adjournment
Commissioner Winsley motioned to adjourn the meeting. Commissioner Dunn seconded. All voted unanimously.