

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
May 22, 2024**

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

Chairwoman Calix informed the board and staff that there will be an Executive Session after the Executive Director Comments to discuss potential personnel. With that change, Commissioner Williams motioned to update the agenda. Vice Chairman Wilson seconded. All voted unanimously.

Approval of Minutes—March 27, 2024

Commissioner Williams motioned to approve the minutes. Commissioner Winsley seconded. All voted unanimously.

Approval of Special Called Meeting Minutes—April 25, 2024

Commissioner Williams motioned to approve the minutes. Commissioner Winsley seconded. All voted unanimously.

Board Resolution AHA-24-013 Collection Loss write offs for the period ending December 31, 2023

There were no questions or comments regarding the collection loss. Commissioner Winsley motioned to approve the resolution. Commissioner Williams seconded. All voted unanimously.

Board Resolution AHA-24-014 Submission of Section Eight Management Assessment System SEMAP

Commissioner Winsley motioned to approve the resolution. Vice Chairman Wilson seconded. All voted unanimously. Mr. Fortner congratulated the HCV department on being rated "high performer" this year.

Police Report & Resident Safety Report

Mr. Fortner noted that there is not much activity, however, there has been some activity in Norwood, Constantine and Parkwin.

Financial Report

Alan Brown, Finance Manager, informed the board that this is the draft of the year-end report. Once our FDS has been submitted and we have our audit, a final draft will be issued. We drew down some CFP money, which explains the increase in cash for the AMPS. There was a \$49K loss in the COCC. For the year, we have a \$172K profit. The AMPS have a \$220K surplus versus a loss last year. The year to date is about \$100K more than last year. HCV has a \$2K deficit in the admin portion and a surplus of \$166K in the HAP program. We also received \$3K for the admin fee after a recalculation from HUD. We received our 2024 Capital Funds; a little more than \$2M. We budgeted for \$1.5M. Mr. Fortner and Mr. Brown elaborated on restricted funds for the board.

Planning & Development Report

Mr. Fortner informed the board that we are making some Capital Funds improvements in Constantine. We will be replacing the ceilings, which will cause us to have to relocate some residents. We will pay for them to move, however if they want to move back into their unit after the work is complete, they will have to pay for their own move.

Management Report

Lisa Willingham, Director of Operations, reported that the occupancy in March was 96.43% and in April it was 95.41%.

Housing Choice Voucher (Section 8) Report

Mr. Fortner reported that we are doing well in the HCV department. We have our 514 participants on program; however, we cannot exceed how much we receive in HAP payments, and we have reached our limit so we have to stop leasing up. We will keep our number steady at 514 by moving someone onto the program, every time someone comes off.

Resident Services Report

Mr. Fortner informed the board that we have two events coming up that will take place at the same date and time; May Day & R.Y.S.E.: Stop the Violence gathering. Vice Chairman Wilson requested information on events so that he can let his fraternity know.

Other Business

There was no other business.

Public Comment

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

Executive Director's Comments

Mr. Fortner recognized our veterans, as Memorial Day is approaching.

Executive Session

Commissioner Winsley motioned to go into Executive Session. Commissioner Williams seconded. All voted unanimously. Commissioner Williams motioned to come out of Executive Session. Commissioner Winsley seconded. All voted unanimously. Personnel, safety concerns and our financial outlook for the future were discussed.

Adjournment

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