

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
August 8, 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 (via phone)
Alan Brown, Finance Director
Shazmine Gullett, Executive Assistant
Kristen McCowan, Administrative Services Officer
Terri Lloyd, Planning & Development Officer
Antionette Tatum, HCV Coordinator
Doug Brooks, Technical Advisor
Clarence Copeland, Resident Safety Manager

Others Present: LaSha` Robinson, Urban Enrichment Group, Inc.

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Alan Brown, Finance Director.

Changes to Agenda

There were no changes to the agenda. Mr. Fortner thanked everyone for adjusting to his reasonable accommodation.

Approval of Minutes—May 22, 2024

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

Board Resolutions AHA-24-015 Collection Loss write offs for the period ending January 31, 2024, AHA-24-016 Collection Loss write offs for the period ending February 28, 2024, AHA-24-017 Collection Loss write offs for the period ending March 301, 2024, AHA-24-018 Constantine Reroofing Contract

There were no questions or comments regarding the collection loss, nor the Constantine reroofing contract. Commissioner Winsley motioned to approve the resolution. Vice Chairman Wilson seconded. All voted unanimously.

Police Report & Resident Safety Report

Clarence Copeland, Resident Safety Manager, reported that there hasn't been much going on. Mr. Copeland also explained that there is a part on the report where activity is shown that did not take place on housing authority property.

Financial Report

Alan Brown, Finance Manager, informed the board that these numbers reflect April and May, our first two months of our new fiscal year. The COCC has a deficit of \$17K, and the total AMPS are at a \$58K deficit, this is due to the garbage credits. Our HCV program, under the admin part is at a \$916 deficit and the HAP portion is \$47K to the good. We've got \$74K positive surplus for the HCV department this year. May was the final month for the ROSS grant. We did our final drawdown of \$2,881.54. The ROSS grant is not renewable, but we did receive an FSS Coordinator grant. Projections will still be brought to the board soon.

Planning & Development Report

The final check has been cut for the payment of the Glen Addie Demolition. Lisa Willingham, Director of Operations, will soon be able to take the units out of our inventory indefinitely. Doug Brooks, Technical Advisor, thanked the board for approving the reroofing for Constantine. We will now start advertising for reroofing in Norwood Homes, Washington Homes and Parkwin Homes, as those roofs are about 20 years old. We need to be under contract for our South Allen project by the end of the calendar year. The project has to come online by August 2025. We will give more details and elaborate on the hurdles we have faced in the next HDC meeting.

Management Report

Mr. Fortner pointed out that our occupancy has dropped due to the relocations in Constantine homes. We currently have 38 vacant units. HUD has approved for 24 of those to be offline, so we're not being penalized for them. Ms. Lloyd submitted 10 more to HUD to come offline as well. As soon as they come back online Ms. Lloyd will use them for relocation. It should improve by the next meeting. We are paying for the first relocation. If they would like to move back into their old unit, they will have to pay all expenses.

Housing Choice Voucher (Section 8) Report

Chairwoman Calix asked if AHA participates in the Choice and Affordable Housing Act. We currently do not because funds come out of our admin fee and we cannot afford it right now. We will, however look into it.

Resident Services Report

Mr. Fortner mentioned the Tie-Dye event in Norwood, and a senior event for the residents soon. Mr. Copeland mentioned that we had a barber come out to the EnVision Center and

he gave free haircuts to the kids going back to school. We will also have the Back2School event today at 4pm. National Night Out has been postponed. Chairwoman Calix suggested a calendar for events so that they will be planned way in advance. Senior Bingo will take place on August 14, 2024.

Other Business

Vice Chairman Wilson is trying to get the City involved with the boundary lines along the ditch at Parkwin Homes. The ditch has been cleaned, but the grass needs to be cut.

Public Comment

LaSha` Robinson, Urban Enrichment Group, Inc. was invited by Commissioner Williams. She would like to protect the homeless by providing a safe place so that they are not ticketed for being homeless. She doesn't necessarily want a facility or institution, but other options.

Executive Director's Comments

Mr. Fortner thanked the staff and board for adjusting as he gets well.

Executive Session

Commissioner Winsley motioned to go into Executive Session. Commissioner Williams seconded. All voted unanimously. Vice Chairman Wilson motioned to come out of Executive Session. Commissioner Williams seconded. All voted unanimously. Personnel and legal matters were discussed.

Adjournment

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