

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
September 26, 2024**

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

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Alan Brown, Finance Director
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 Chairwoman Calix.

Invocation

Invocation was given by Alan Brown, Finance Director.

Changes to Agenda

There were no changes to the agenda.

Approval of Minutes—August 8, 2024, Board Resolution AHA-24-019 Collection Loss period ending April 30, 2024, Board Resolution AHA-24-020 Collection Loss period ending May 31, 2024, Board Resolution AHA-24-021 Parkwin/Washington Re-roofing Contract, Board Resolution AHA-24-022 Norwood Re-roofing Contract, Board Resolution AHA-24-023 Approval of Executive Director's Contract

There was no discussion on the minutes. Chairwoman Calix requested an explanation for the increase in write offs for AMPS 2 and 3. Lisa Willingham, Director of Operations, explained that residents are eligible for eviction after the first month that they default on their rent. These write-offs are from those who just failed to pay rent on time, abandoned the unit, or moved to the Section 8 program. Because we generally do not enter into repayment agreements just because residents are behind on rent, except for extenuating circumstances, they were placed under eviction. After

a resident has been sent to the attorney to start the eviction process, we no longer charge late fees. Also, repayment agreements are usually entered into after a resident has an income change and there is no fee to enter into a repayment agreement. If a resident comes to court with all of the money that they owe, and they are a good resident, usually, we will accept the money and they will get to stay. We have budgeted \$41K for write-offs. Commissioner Calix suggested decreasing the write off budget for the next fiscal year, as Vice Chairman Wilson expressed his concern for the high number. Mr. Fortner reminded the board that just because something has been written off does not mean that the residents do not owe us the money anymore. We can still collect the funds. The debt owed is nationwide so they cannot enter another housing authority unless they pay the debt first. There were no other questions from the board. Any questions on the Executive Director's contract will be asked in Executive Session. A motion was made by Commissioner Dunn to approve all the action items. Commissioner Winsley seconded. All voted unanimously.

Police Report and Resident Safety Report

There were no questions for the Police or Resident Safety Reports.

Financial Report

Mr. Brown reported that our cash position increased \$474K for the month of July. The COCC has a surplus of \$255K for the month that we received, most of which is from a RAD development fee. Year to date we have a \$283K surplus for the COCC. The AMPS have a \$99K surplus and HCV had an admin surplus of \$8K. We also had a deficit in the HAP program of \$5,400. Fatherhood has a \$500 deficit for the month of July but a surplus, year to date.

Planning & Development Report

Chairwoman Calix questioned if all projects listed are completed or up to date. Terri Lloyd, Planning & Development Officer, answered that we have recently updated the CFP chart and obligated everything that needed to be obligated. Mr. Brooks added since the reroofing contracts have been signed, they can get started.

Management Report

Ms. Willingham reported that we ended August with 96% and we are still working on the ceiling project in Constantine. We are pulling from the waiting list again to get the vacancies in Constantine filled.

Housing Choice Voucher (Section 8) Report

We have exhausted our funds for the program.

Resident Services Report

Antionette Tatum, HCV Coordinator, informed the board that we do have a Resident Services calendar. She will get it sent out. National Night Out will take place in Constantine Park on October 16, 2024, at 3:00pm. Anniston Police Department and the Anniston Fire Department will be in attendance.

Other Business

There was no other business.

Public Comments

There were no public comments.

Executive Director's Comments

Mr. Fortner thanked the staff for their patience and hard work.

Executive Session

Chairwoman Calix requested a motion to go into Executive Session to discuss a shooting incident, financial outlook, property disposition and the Executive Director's contract. The motion was made by Commissioner Dunn and seconded by Commissioner Winsley. All voted unanimously.

Adjournment

Vice Chairman Wilson motioned to adjourn the meeting. Commissioner Wilson seconded. All voted unanimously.