

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, AUGUST 24TH, 2016
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Bill Powell, Chairman
Meloynne Wimbley, Secretary
Scott Voris, Commissioner
Dave Richert, Commissioner
Mariana Hill, Commissioner

Also Present: Keith Gregory, Executive Director
Sue Lowe, Director of HCV
Carlos Guillen, Director of Special Projects
Jim Cisneros, Director of Maintenance
Vanessa Burciaga, Executive Assistant

The Meeting was called to order at 4:30 p.m.

AGENDA ITEMS COVERED

- Public Comments
- Financials
- Departmental Reports
- Old Business

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloynne Wimbley and seconded by Scott Voris to approve the minutes of the Regular Meeting of June 22nd, 2016. Four ayes, zero nays.

A motion was made by Scott Voris and seconded by Dave Richert to approve the minutes of the Regular Meeting of July 27th, 2016. Four ayes, zero nays. 🗳️

PUBLIC COMMENTS

Mr. Robert Johnson is a resident at Centennial House. He stated he was upset about an incident that had happened at Centennial House about an elderly man was abused and the cops did nothing about it. He was also concerned about the advocate we have for the ROSS program, which is the same person as the property manager. He stated he did not feel comfortable with that person. He also stated he had an issue with not being able to view or get a copy of his file without an attorney present. Mr. Gregory stated, we set up a date for him to come view his file per policy with our attorney, Director of Public Housing and the Property Manager. Mr. Johnson continued to state he did not feel comfortable with that situation and his attorney advised him to not come for the viewing. Chairman Bill Powell also stated that if that is policy, we cannot change it, and we do not hand out copies of the files unless an attorney is involved.

Board Member Question:

Commissioner Dave Richert inquired about why Mr. Johnson feels uncomfortable with the present advocate we have for the ROSS program. Mr. Johnson said that the person for the ROSS program is the same as the property manager, which he feels uncomfortable discussing certain things with a property manager that he would with an advocate.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$51,000 net profit for the month and a \$319,000 net profit for the year to date. The profit was categorized into a \$63,000 net profit in Public Housing and a loss of \$13,000 in Section 8. Mr. Gregory stated the changes were due to operational changes and the change of insurance providers, which provided a big decrease. Section 8 net loss was due to payments not received yet.

MONTHLY REPORTS

Mr. Gregory stated that we received a high performing housing authority on its SEMAP indicator. Sue and her team do a great job at running the section 8 program and letting us receive a perfect score. This will be the 4th year out of the last 5 that the AHA was a high performing agency. Mr. Gregory stated that the Comcast events at Eastwood and Maple Terrance would provide free high speed internet to 189 units and all families are now eligible to apply for the program. Expecting the program to be up and running by the end of the year. Also looking into seeking vendors to supply the agency with computers and other necessities our residents might need.

Board Member Question:

Secretary Meloyne Wimbley, inquired about the Comcast events and if there was going to be more information provided about the services going to be offered. She also stated she was not content with the events held about both locations. She was led to believe they were going to be actual events, instead it was someone from Comcast passing out a flyer and had no further information about the services being provided. Also there were no school supplies provided.

Board Member Question:

Commissioner Dave Richert inquired about who is in charge of the Comcast account and the events that took place. Mr. Gregory stated that him and Maria are the point of contact with Comcast. He and Maria were led to believe that Comcast was going to hold proper events at both locations, but we have failed to double check on what Comcast was going to provide at both events.

Board Member Question:

Secretary Melyone Wimbley inquired about who will be responsible for the equipment that Comcast is going to provide. Since it is not going to be a hot spot, how is Comcast going to keep track of the equipment, is it going to be the responsibility of the resident or of the unit itself. Also inquired about the security of the internet, if there is going to

be a password for each modem. Mr. Gregory stated we have not yet discussed with Comcast how the process will go. Mr. Gregory stated we need to set up a meeting with Comcast to discuss in further details about the program. Also stated if Secretary Melyone Wimbley will be able to sit in on the meeting or a resident.

Mr. Gregory also stated Sue Lowe's retirement. Sue has been with the Aurora Housing Authority for 10 years now and is ready for retirement. Stated Sue's accomplishments and the hard work Sue has put in for the agency.

Director of Public Housing, Maria Godinez was not present for the meeting, due to training out of state.

Director of HCV, Sue Lowe stated that for the month of July, caseworkers were working on 138 re-certifications, completed 60 annual reexaminations. Completed 33 interims rent adjustments, 14 briefings for families porting in and families moving, 2 families were sent out to other housing authorities. Completed 8 lease ups, 25 initial move in inspections, 70 annual inspections and 6 re-inspections. Had 11 terminations, 1 voucher expired, 1 deceased, 3 port outs absorbed. Also had 44 port out updates, where the other housing authorities are billing us. The total PBV for Fox Praire Homes is 27, Total VASH Vouchers are 25 and the Total HCV is 819.

Director of Maintenance Jim Cisneros, stated they are still working with the City of Aurora on inspections. Inspections have been going well due to preventative maintenance and with the help of the residents. They have been concentrating on working on the lobbies and hallways at Maple Terrance and Centennial House. Over at Eastwood, getting it together for the center to be ready. Over at Southwind, fixing up the playground and put new swings. At the warehouse, a new heating and cooling system was installed. Also over at Centennial, food pantry came out once again, we help set up tables for the residents.

Board Member Question:

Secretary Melyone Wimbley, inquired about the number of computers going to be at Eastwood and about being able to print from that center. Such as wireless printers, more laptops with connection to the wifi. Mr. Gregory stated that there will be 4 computers as of right now. We are still figuring out how to set them up and figure out how to manage the expenses.

Board Member Question:

Secretary Melyone Wimbley, inquired if when the Center of Eastwood was completed, if there was going to be in event for the opening. Mr. Gregory stated once completed, we are going to hold an event for the grand opening.

Board Member Question:

Secretary Melyone Wimbley inquired about the Appreciation event for the Aurora Police Department. Mr. Gregory stated the event was pushed back due to some conflicts with the date, still looking to reschedule. 🙏

OLD BUSINESS

Resolution No. 16-07:

Mr. Gregory stated that this resolution is a tax abatement program between the Aurora Housing Authority and the Dupage Housing Authority, where landlords are able to receive a tax incentive for renting to our section 8 program. These landlords are in the section of DuPage County that is still part of City of Aurora, and they are part of AHA Section 8 program and not part of the DuPage HA Section 8 program. The agreement is that AHA agrees that DuPage County is going to administer the tax incentive to those landlords.

Board Member Question:

Commissoner Dave Richert inquired about what the tax incentive is going to be. Sue Lowe stated that the incentive is about 11% off the Real Estate tax, because those landlords have to lower their rent to meet our standards.

Board Member Question:

Commissoner Dave Richert inquired about what would happen if we did not pass this agreement. Mr. Gregory stated that those landlords that already receive this incentive will no longer receive it, nor future landlords. Mr. Gregory stated that this is a great opportunity to get quality housing.

A motion was made by Secrety Melyone Wimbley and second by Commissoner Scott Voris to approve Resolution 16-07. Four ayes, one nay.

Resolution No. 16-08:

Mr. Gregory stated this resolution is for the Energy Perfomance Contracting with CTI, where AHA goes out looking a loan to finance a large amount of energy performance incentive activities. The work is guarnteed to produce a certain amount of energy savings by CTI, to pay back the loan with the savings. This resolution is just AHA going out and seek financing.

Board Member Question:

Commissioner Scott Voris inquired about the different payback periods. Mr. Gregory stated there are many different paybacks due to the different changes we make. Depends on the change of consumption and the amount of work that is going to be done.

Board Member Question:

Commissioner Dave Richert inquired about how much the loan is going to be and when the loan has to be paid back. Also inquired about how long the term of the loan will be. Mr. Gregory stated roughly about six hundred thousand or seven hundred thousand. The payback for the loan will not start until all the work is completed. The term of the loan will be about 15 years.

Board Member Question:

Commissioner Miriana Hill inquired about how AHA will go about getting the loan, if we have to seek a lendor or will HUD provide that loan. Mr. Gregory stated AHA will have to go out and seek finances by placing a bid for the loan.

Board Member Question:

Secretary Melyone Wimbley inquired about how many more resolutions will there be to approve the whole project. Mr. Gregory stated this resolution is just to go out and seek finances, there is still two more resolutions to be approved. The next one will be to approve the bid and the last one is to approve the work.

Board Member Question:

Commissioner Dave Richert inquired what would happen if the board does not approve this resolution at this board meeting. Mr. Gregory stated that if it is not approved this meeting, then the funding will not happen this year, it will have to go into next years funding.

The board members continue to discuss the incentives of the EPC and the benefits, the program can potentially have. And the benefits the residents can receive from having this program implemented, such as new equipment for residents. A big benefit of this program, we can do a large amount of renovations done at once, instead of spreading out the work when things break down.

Board Member Question:

Commissioner Dave Richert inquired about getting a loan outside of going through HUD, if the savings are what is essentially going to pay back the loan. Mr. Gregory stated that HUD does not allow us to go out and take out a loan. AHA has to be under a HUD redevelopment program to be allowed to do this project.

A motion was made by Commissioner Scott Voris and seconded by Melyone Wimbley for resolution 16-08. Five ayes, zero nays. 🗳️

NEW BUSSINESS

Mr. Gregory stated that there is no new business to discuss. Auditors will be coming in the following week. Chairman Bill Powell inquired about the St. Charles program. Mr. Gregory stated the project is well on its way, construction is going well.

Board Member Question:

Commissioner Scott Voris inquired what happens when we hear back in November from those projects and they get approved, what happens next. Mr. Gregory stated that will be the tax credit approvals. At that point, it will go into financing stage, once awarded the tax credits, they will go to the bank and set everything up to go into construction. 🗳️

A motion was made by Melyone Wimbley and seconded by Mariana Hill to adjourn the meeting. Four ayes, zero nays.

Meeting adjourned at ~5:38 PM. 🗳️