

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JUNE 22nd, 2016
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Bill Powell, Chairman
Meloyne Wimbley, Secretary
Rey Cruz, Commissioner
Scott Voris, Commissioner
Dave Richert, Commissioner
Mariana Hill, Commissioner

Also Present: Keith Gregory, Executive Director
Sue Lowe, Director of Housing Choice Voucher
Maria Godinez, Director of Public Housing
Jim Cisneros, Director of Maintenance
Vanessa Burciaga, Executive Assistant

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

AGENDA ITEMS COVERED

- Financials
- Staff Reports
- New Business

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by Scott Voris to approve the minutes of the Regular Meeting of May 25th, 2016. Six ayes, zero nays. 🗳️

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$37,196 net profit. The loss was categorized into a \$77,403 net profit in Public Housing and a loss of \$40,207 in HCV. Mr. Gregory noted that the loss in the HCV program is essentially a break even, given that the program is a \$1.1 million dollar program each month.

Board Member Question:

Commissioner Scott Voris inquired about payments to Camon Consulting. Mr. Gregory explained that Camon Consulting was the agency's HR and operations consulting firm, which helps with human resources issues and also helps to implement certain agency operational plans, such as the changes that have occurred in the public housing program.

Board Member Question:

Commissioner Dave Richert asked if the board could utilize this contract to help with the Executive Director performance review. Mr. Gregory indicated that the board could. 🗨️

MONTHLY REPORTS

Mr. Gregory stated that the internship program started on June 13th. He introduced the interns, Marissa Post, Kendra Kuehlem and Yi Li. He mentioned that the interns would be working in 3 areas of the agency, public housing, hcv and special projects and that they would be making presentations at the end of the intership.

Board Member Question:

Commissioner Dave Richert asked each intern where they were from. 🗨️

Mr. Gregory introduced the Campana Factory project, and mentioned that it would be be fully presented during the resolution portion of the meeting.

Director of Public Housing, Maria Godinez, reported 672 applicants on the Public Housing Waiting List, 151 on the HCV waiting list, and 804 on the Project Based Voucher Waiting list. Maria Godinez also reported that the waiting list is currently being purged and tha those who do not respond to the purge would be removed from the waiting list. Maria Godinez also listed the activities taking place at the site during June.

Director of HCV, Sue Lowe, reported a total of 66 re-certifications completed for the month, and 145 re-certifications in progress. 40 interims were processed, there were 23 briefings, there were 4 port outs, 10 lease-ups, 14 initial inspections, 52 annual inspections, 10 terminations, 1 repayment agreement, a total of 19 PBV vouchers, 23 VASH vouchers and a total of 832 HCV vouchers.

Director of Maintenance, Jim Cisneros, reported that maintenance is currently focused on doing preventative maintenance and working with the residents to catch problems before they start. He noted that only Centennial House and Maple Terrace will be inspected year. Maintenance also helped with the shredding of old documents and moving files to be shredded for the HCV and LIPH departments. Because maintenance has more time they are using fewer contractors to do maintenance work. Some projects that were previously put on hold have been completed, like restriping parking lots and redoing offices and community spaces.

NEW BUSINESS

Resolution 16-06: Approval of Project Based Vouchers for Campana Factory

Mr. Gregory introduced resolution 16-06, and explained the project in detail. A presentation was given by David Block from Evergreen Real Estate, the developer for the project. Questions were raised and discussion followed.

Commissioner Richert noted that resolutions for items such as this should come before the board with more time to review and ask questions. Mr. Gregory agreed and said that he would make sure that resolutions of this nature were presented with more time.

A motion was made by commissioner Meloyne Wimbley and seconded by Rey Cruz to approve Resolution 16-06. Six ayes, zero nays. 🗳️

A motion was made by Meloyne Wimbley and seconded by Scott Voris to adjourn the meeting. Six ayes, zero nays.

Meeting adjourned at 6:12 PM.