

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 18, 2015  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Scott Voris, Vice Chairman  
Meloyne Wimbley, Secretary  
Mariana Hill, Commissioner  
Dave Richert, Commissioner  
Anthony Stanford, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Jim Cisneros, Director of Maintenance  
Carlos Guillen, Director of Special Projects  
Sue Lowe, Director of Housing Choice Voucher  
Ana Garcia, Executive Assistant  
Meghan Turley, Occupancy Specialist

The Meeting was called to order at 4:33 p.m.

**AGENDA ITEMS COVERED**

- Financials

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Meloyne Wimbley and seconded by Dave Richert to approve the minutes of the Regular Meeting of November 18<sup>th</sup>, 2015. Five ayes, zero nays.

**PUBLIC COMMENTS**

There were no public comments.

**REVIEW OF FINANCIAL REPORTS & LIST OF BILLS**

Mr. Gregory reported a relatively large \$148,000 net profit agency wide. Mr. Gregory went on to say that this size profit was more of a one-time thing. The agency drew funds to cover costs. Low Income Public Housing had a \$104,000 profit for the month, while Section 8 had \$44,000 net profit. The allocations have come into play at this point.

**Board Member Question:**

Commissioner Richert asked where the funds came from. Mr. Gregory answered that the agency drew from its capital funds. Commissioner Richert asked how much was drawn from those funds, to which Mr. Gregory clarified that about \$140-150,00.

**Board Member Question:**

Commissioner Voris asked about a specific vendor, R&M Contractors. Mr. Gregory answered that they were a frequent vendor for the agency. They do a lot of work for AHA so they give the agency a good price for the work. 🌱

**MONTHLY REPORTS**

In the interest of time, Chairman Powell requested to skip departmental reports this month so that there would be more time for an executive session at the end.

**OLD BUSINESS**

There were two Resolutions from last month that had been approved pending attorney review.

**Board Member Question:**

Commissioner Voris asked to explain the criteria used for scoring the proposals for the Project Based Voucher Management proposal and the Public Housing Property Management proposal. Mr. Gregory explained that each bidder was scored on five categories, including cost of services. Northern Lights Development Corporation ultimately won the bid with a higher score for both proposals than the competing company.

**Board Member Question:**

Commissioner Richert asked who the ultimate decision-maker is in determining the winner of the bid. Mr. Gregory explained that there were three different people who scored each company based on specific criteria just mentioned. Those three scorers were Mr. Gregory, Director of Public Housing Maria Godinez, and Operations Consultant Natasha McGruder. Whichever company had the most points based on those three scores won the bid.

Commissioner Richert then wanted to know what would happen if the winning company had a higher cost than the other bidding company. Mr. Gregory explained that cost was already a factor, and that even though Northern Lights did have a higher cost than the other bidder, overall it won with all categories combined. Mr. Gregory went on to clarify that the legal advice here is the best thing to have since in cases especially like this one, since it shows AHA's willingness to comply with HUD's policies.

**Board Member Question:**

Commissioner Voris requested the specifics on how each category was viewed and scored so that the Board has a detailed explanation, as well as a paper trail, on how Northern Lights legitimately won the bid.

**Board Member Question:**

Commissioner Richert wondered if there were any other consultants not consistently on AHA's payroll that may be able to do a scoring that would be perceived as less biased than those three who had done the initial scoring.

Chairman Powell asked if Commissioner Richert or Mr. Gregory knew anyone like that who may be able to do it, and they both agreed to look into it. Chairman Powell himself suggested asking PHADA if they have had any similar situations like this and subsequently any advice or guidance on the matter. 🌱

### **On Site Review Updates**

Mr. Gregory informed that board that with the end of the year approaching there would be more policy updates for the Board to approve.

### **NEW BUSINESS**

#### **Resolution 15-10: Approval of Fair Market Rents for Calendar Year 2016**

AHA Board of Commissioners approves the attached schedule of FMRs for FY 2016 which reflects the payment standards equal to the FY 2016 published by HUD.

##### **Board Member Question:**

Commissioner Richert asked if there was a way to fight HUD for more funding regarding FMR. Mr. Gregory answered that AHA did have the right but it is very unlikely HUD would cave.

##### **Board Member Question:**

Commissioner Voris asked for a clarification on what the numbers meant. Mr. Gregory gave a brief explanation with input from Director of Housing Choice Voucher Sue Lowe. Commissioner Richert asked Sue Lowe her opinion on if it is worth changing the covered costs from one hundred percent to either ninety percent or 110 percent.

##### **Board Member Question:**

Commissioner Stanford asked where the Section 8 properties were located, to which Mr. Gregory replied that they were on both sides of Aurora. He added in that changing the percentage of rent covered by AHA would not significantly impact where the properties were located, i.e., attract more landlords in better areas of the city. 🌟

A motion was made by Meloyne Wimbley and seconded by Scott Voris to approve Resolution 15-10. Five ayes, zero nays.

#### **Resolution 15-11: Approval of Procurement Policy**

The Board decided to table this discussion until next meeting. Not enough members had time to read the policy before the meeting.

#### **Resolution 15-12: Approval of Award of Energy Performance Contract**

The AHA Board of Commissioners approved the AHA to enter into a contract with CTI Energy to provide the AHA with energy performance contract services.

##### **Board Member Question:**

Commissioner Richert asked how long CTI has been in business Mr. Gregory and Director of Special Projects Carlos Guillen answered CTI had been in business almost twenty years.

Commissioner Richert asked what would happen if CTI goes out of business during the contract. Mr. Gregory answered that they were still responsible for paying AHA's costs. Commissioner Richert then asked who AHA would get their loan from. Mr. Gregory answered it would be from AHA's bank.

**Board Member Question:**

Commissioner Voris asked exactly what the project would affect. Mr. Gregory answered that it would affect what creates costs for the agency, especially those things affecting utilities. He specifically mentioned decreasing water needed to flush a toilet, switching out lightbulbs, and replacing windows. The savings created by these changes would be used to pay back the loan, and then once the loan is paid off AHA would get to keep those savings.

**Board Member Question:**

Commissioner Richert asked who would pay for an item if it broke. Mr. Gregory answered that all items would be warrantied.

**Board Member Question:**

Commissioner Stanford asked if CTI has any past experience working with housing authorities. Mr. Gregory answered that yes, they did. They were even working with one in southern Illinois right now.

**Board Member Question:**

Commissioner Richert asked what the benefit would be entering into this contract. Mr. Gregory answered that it would save the authority money in the long run while not costing them anything in the present, and it would also help the environment as well as improve our tenants' units and living conditions.

Commissioner Richert asked how long the warranties for the new items would be, to which Mr. Gregory answered that it would depend on the item. High-cost items such as boilers would have warranties upwards of twenty years, whereas small items like lightbulbs would cap at about a year.

**Board Member Question:**

Commissioner Voris wondered if the organization did not end up going through with the project, what would be owed to CTI. Mr. Gregory answered AHA would only need to pay for the Investment Grade Audit. He added that there would be another upcoming resolution pending the audit for the costs regarding that.

Commissioner Voris then requested that the Board stay completely informed and remain up-to-date for the remainder of the project. 🌱

A motion was made by Scott Voris and seconded by Meloyne Wimbley to approve Resolution 15-12. Five ayes, zero nays.

There was no new information presented.

The Board Meeting adjourned at 5:17 p.m.