

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
MONDAY, MAY 22<sup>ND</sup>, 2017  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Meloyne Wimbley, Secretary  
Rey Cruz, Commissioner  
Laquita Haynes, Commissioner  
Joe Grisson, Commissioner  
Yanet Garcia, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Keshawn Cue, Director of HCV  
Maria Godinez, Director of Public Housing  
Carlos Guillen, Director of Special Projects  
Vanessa Burciaga, Executive Assistant

The Meeting was called to order at 4:36 p.m.

**AGENDA ITEMS COVERED**

- Public Comments
- New Business: Resolution 17-03, Resolution 17-04, Resolution 17-05
- Closed Executive Session

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Scott Voris and seconded by Meloyne Wimbley to approve the minutes of the Regular Meeting of April 24, 2017. Five ayes, zero nays. 🌟

**PUBLIC COMMENTS**

Sharon Ivory presented her concerns in her current building, being roaches, the property manager not being there, mice and she has others complaining to her. Chairman Bill Powell suggested calling the main office, if no one at that building is not answering at the building. Secretary Meloyne Wimbley commented that the agency has an app where a work order can be requested or the website.

**Board Member Question:**

Commissioner Rey Cruz inquired about the procedure on how to handle these situations and the response time. Mr. Gregory stated the procedure is the tenant can go to the property manager, call the main office, or the website and/or app. Mr. Gregory also stated the response time is one day, two days max.

Secretary Meloyne Wimbley suggested AHA keep everyone updated on all the updates AHA does, such as the app, work order night number, website and how to contact the property managers. Suggested that AHA sends our flyers with all this information and updates.

The next public comment speaker was Eric Margolis, who is an advocate for Edmond Fuertges. Mr. Margolis wanted to bring the board's attention to the informal hearing procedures and inform the board that Mr. Fuertges has not received a response from the hearing officer in regards to the hearing. Mr. Margolis stated that the process has been going on for 3 years and there still is no resolution. Mr. Gregory stated that he would look into the case and assure that the tenant receives a response from the hearing officer. Commissioner Rey Cruz inquired about the identity of the hearing officer and Mr. Margolis stated it was Judy Maisonet. Chairman Bill Powell stated that AHA gives a response as soon as possible.

### **REVIEW OF FINANCIAL REPORTS & LIST OF BILLS & MONTHLY DEPARTMENTAL REPORTS**

Chairman Bill Powell proposed the board would forgo the review of financial reports and the departmental reports, as long as no one opposed or had any questions. Everyone agreed to forgo these reports.

### **Old Business**

There was no old business to discuss.

### **New Business: Resolutions 17-03, 17-04, 17-05**

#### *Resolution 17-03: Approval of Selection of Co-Developer*

This resolution states that back in March AHA sent out an RFP for co-developer activity at Maple Terrace and Centennial House for rehab. AHA has scored all the RFP's and Brinshore Development scored the highest, proposing that AHA partner with Brinshore to create a proposal on how to rehab those facilities.

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

Vice Chairman Scott Voris inquired about the status of this resolution, what phase it currently is and if there is a commitment to this developer. Mr. Gregory stated that this is just the beginning phase, this resolution will allow AHA to partner with Brinshore to come up with a proposal including all the details on the rehab of the two buildings.

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

Commissioner Rey Cruz inquired about if this resolution applied to a proposed project. Mr. Gregory answer that there is no active project but this resolution is so that AHA and Brinshore can propose a project. The RFP is to be able to select the developer to propose this project.

All other questions and concerns were voiced and answered in regards to the RFP procedure and other details. A motion was made by Rey Cruz and seconded by Scott Voris to approve Resolution 2017-03. Seven ayes, zero nays.

#### *Resolution 2017-04: Conditional Approval of Project Based Voucher*

This resolution states AHA is accepting a proposal from NLDC to develop a scattered site development to help with AHA's VSA with HUD. The proposal is now looking at the finances and the banks are requesting documents that AHA will conditionally allocate the vouchers for this

project. The approval of the conditional vouchers are up to 18 vouchers, or some where between 15-18 actual units. This approval is committing to allocating the vouchers to NLDC. All questions and concerns were voiced and answered.

A motion was made by Scott Voris and seconded by Rey Cruz to approve Resolution 17-04, seven ayes, zero nays.

*Resolution 2017-05: Approval of SEMAP Certification*

HUD requires that AHA submit a Section Eight Management Assessment Program Certification for each fiscal year. The SEMAP Certification has been completed based on the information from April 1, 2016 through March 31, 2017, Mr. Gregory has reviewed and concurs with the information provided for the SEMAP Certification, the board is required to approve the SEMAP Certification before submitting to HUD. Mr. Gregory stated that the Section 8 department is running at a high performance and is 74% of the agency, the department scored 96 out of 100. A motion was made by Rey Cruz and seconded by Yanet Garcia to approve resolution 17-05. Seven ayes, zero nays.

**Final Comments:**

Secretary Melyone Wimbley, raised her concerns about the properties having magnets with the night call number, the public relations and the scholarship gala. Maria Godinez did say that the Property Managers said they do have the magnets and will work on passing them out. Mr. Gregory stated that AHA is waiting on the capital fund to have the resources to search for one. The scholarship gala is still in the works, it is different this year because AHA has to raise the money, but AHA still plans on hosting an event. Vice Chairman Scott Voris inquired about the audit documents that was sent to HUD. Mr. Gregory said the documents were sent to HUD, and its not at a federal level but AHA will not hear back for at least two months or so because it is a complex situation. Commissioner Haynes also raised her concerns about putting in washers and dryers at EW, SW, and IT; she also inquired about concern boxes at the sites. Mr. Gregory stated that the washers and dryers were a possibility but Maria would have to work with Carlos to see what the possibilities of getting those at the sites. Security was a big issues at the sites with the washers/dryers, that issue would have to be fixed. Maria also stated all the sites have a concerned box. Commissioner Cruz suggested sending out flyers with all this information.

**Executive Session**

Chairman Bill Powell entertained the motion to go into executive session to discuss personnel issues. A motion was made by Rey Cruz and seconded by Melyone Wimbley. Seven ayes, zero nays.

A motion was made by Melyone Wimbley and seconded by Scott Voris to end the meeting of May 22<sup>nd</sup>, 2017. Seven ayes, zero nays.

Meeting adjourned ~7:25PM.