

**THE AURORA HOUSING AUTHORITY
REGULAR MEETING
MONDAY, SEPTEMBER 25th, 2017
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Bill Powell, Chairman
Meloyne Wimbley, Secretary
John Aguilar, Commissioner
Joe Grisson, Commissioner
LaQuita Haynes, Commissioner

Also Present: Maria Godinez, Interim Executive Director
Teresa Craft, Caseworker
Keshawn Cue, Director of Section 8
Judy Maisonet, Director of Finance & Development
Carlos Guillen, Director of Special Projects
Meghan Turley, Occupancy Specialist

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

AGENDA ITEMS COVERED

- Approval of the Minutes
- Public Comments
- Review of Financial Reports
- Review of Departmental Reports
- Old Business
- New Business
- Closed Executive Session

APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by LaQuita Haynes to approve the minutes of the Regular Meeting of August 28, 2017. Four ayes, zero nays. 🇺🇸

PUBLIC COMMENTS

Gloria Doss

Gloria Doss remains unhappy with the progress being made to solve the issue with her neighbors. She has been talking to employees and the police and does not understand why her neighbor's boyfriend, a non-tenant, is still allowed in the building. Chairman Bill Powell attempted to explain that the process is long and what she can do right now is file an official complaint with the police and keep checking in.

Board Member:

Commissioner LaQuita Haynes asked why the man had not been added to the Ban List yet. Maria Godinez explained that not only are there specific rules to follow for that too – including serving him the notice in person, but the AHA has attempted to serve him and he is not on the property at those times. 🌟

Maria Godinez went on to explain that the most difficult part of the process is gathering enough evidence to take the matter to court and get him out.

Board Member:

Secretary Meloyne Wimbley asked about the process to put someone on the AHA's Ban List. Maria Godinez explained there needed to be a strong enough reason to add someone to the list, and then he or she would need to be served in person. Chairman Powell clarified that there needed to be concrete evidence – more than just someone's word. 🌟

Chairman Powell attempted a few other explanations for why the process was happening the way it was to try to get through to her, and emphasized with Ms. Doss. Ms. Doss refused to accept the Chairman's explanation, so the Board moved on. 🌟

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Maria Godinez went through the financial report. She reported the AHA is operating at a loss of \$146,000, mostly due to incoming bills. She also announced they are looking into other insurance companies to try to bring those costs down. Chairman Powell encouraged AHA to keep looking at that and work towards a positive flow. 🌟

MONTHLY DEPARTMENTAL REPORTS

Executive Report

Maria Godinez let the Board know about an open RFP for auditing services for the End of the Year 3/31/2017 audit. The deadline to submit was September 26, 2017. AHA is working on putting together a scoring committee and Maria Godinez hopes to complete the process in the next two weeks.

The Aurora Downtown/Coulter Court project received approval of the Subsidy Layering Review. Construction will begin in the next couple of weeks.

There were no questions. 🌟

Public Housing

Maria Godinez went through the Public Housing/Waiting List Departmental Report and reported the number of applicants on each waiting list.

Maria Godinez moved onto talking about the ROSS Program. She announced that the ROSS Coordinator and her assistant were currently attending training so they were not able to attend the meeting. She did move through some requested information regarding the program.

There were no questions. 🌱

Section 8

Director of Section 8 Keshawn Cue stated the HCV Staff completed 69 annual re-examinations during July. The HCV Department also completed 77 interims, 2 change of unit (moves), 3 new admissions, and 6 portability move-in transactions. As of August 31, 2017, two families are enrolled in the Family Self Sufficiency (FSS) program and both families had an escrow balance. The PIH Information Center (PIC) reporting rate for the one-month period ending August 31, 2017 remained at 97.35%.

There were no questions. 🌱

OLD BUSINESS

There was no old business to discuss. 🌱

NEW BUSINESS

Chairman Powell began discussion about finding a new Executive Director. The Board discussed job qualifications they required vs. preferred for the new Director. Mr. Galvan stood up to speak since he had experience in the past with this. He suggested someone with experience in housing and understands HUD, and to keep in mind that the salary must be competitive since it is capped by HUD. He did emphasize that this is a good opportunity for AHA professional development and growth. Commissioner Aguilar suggested going line by line to edit and adjust the job description. Commissioner Aguilar also expressed concerns over finding somebody since the position is a top-level role. He suggested starting the list with top five qualifications that candidates need to address, and move to the next if they cannot meet expectations. The Board agreed to look over the official job description over the next couple days and give suggestions. Chairman Powell wants to get the announcement of the job opening out in the next couple weeks.

Chairman Powell then brought up Board elections. By-laws state that the election should have happened in July, but since the AHA had been going through some administrative changes at the time, the elections had been put off. Chairman Powell then announced that he would be leaving the Board in the next couple months and urged someone new to take over as Chairman. Due to a couple board members being absent, Chairman Powell gave the choice to either have the elections this session since there is a quorum, or to table the election for next week and give all members a chance to be present. He went on to say that he had spoken to Commissioner Joe Grisson previously about becoming the new Chairman and he confirmed he was willing to take on the job if the rest of the Board agreed. The rest of the Board agreed to table the election until next month and whoever present would get to vote, and absent members would be able to call in.

Maria Godinez brought up training for commissioners. She did not find any outside organizations to have anything like that scheduled, so Mr. Galvan has offered as part of his services to provide trainings for the commissioners. Mr. Galvan stated that the training would include history and roles of housing authority board members, basics of HUD, physical requirements, how to read financials, and other important things a Board Member should be able to do.

Bill Powell reminded everyone that elections would include Chairman and Vice Chairman. 🌱

EXECUTIVE SESSION

Chairman Bill Powell suggested the Board go into executive session to discuss board action on settlement agreement. 🌱

A motion was made by Meloyne Wimbley and seconded by John Aguilar to go into Executive Session. Five ayes, zero nays.

Regular Meeting adjourned at 5:20 PM.

Executive Session began at 5:24 PM. 🌱

REGULAR MEETING (CONTINUED)

A motion was made by Meloyne Wimbley and seconded by LaQuita Haynes to re-enter the regular meeting. Five ayes, zero nays.

Regular meeting re-entered at 5:38 PM.

Attorney Bernard Weiler assisted with the motioning to approve the settlement agreement with Victoria Croft pending HUD's final approval and pending attorney review of settlement agreement, and authorizing Chairman Powell to execute the settlement agreement and take all steps necessary to finalize same. Motion passed. 🌱

A motion was made by Meloyne Wimbley and seconded by Joe Grisson to adjourn Regular Meeting.

Meeting adjourned at 5:40 PM. 🌱