



## BOARD OF DIRECTORS MEETING

### REGULAR MEETING

1449 Jericho Circle; Aurora, IL 60506 – AHA Board Room  
January 24, 2018 at 4:30 p.m.

**Present:** Joe Grisson, Chairman  
Meloyne Wimbley, Vice Chairman  
Jackiey Gibson, Commissioner  
Laquita Haynes, Commissioner  
Frank Johnson, Commissioner

**Also Present:** Maria Godinez, Interim Executive Director  
Judy Maisonet, Director of Finance & Development  
Meghan Turley, Occupancy Specialist

The Meeting was called to order at 4:37 p.m.

#### AGENDA ITEMS COVERED

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

#### APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the minutes of the Special Meeting of December 9, 2017. Four ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the minutes of the Special Meeting of December 16, 2017. Four ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the minutes of the Regular Meeting of December 20, 2017. Four ayes, zero nays.

#### PUBLIC COMMENTS

There were no public comments. 🌱



### **REVIEW OF HUD MEETING**

Stan Quy gave a brief rundown of what transpired at the Board's and Executive Director's meeting with HUD headquarters in downtown Chicago. Mr. Quy stated that the meeting started off rocky, but by the end, the agency's Recovery Plan impressed them enough that the meeting ended on a good note. He expressed the opinion that it had been a good idea to meet with HUD to get the ball rolling, so HUD would not take it upon themselves to use more drastic measures to pull The AHA out of troubled status. Chairman Joe Grisson also reported that HUD may come out discreetly to survey the agency, "secret shopper"-style. 🌱

### **REVIEW OF FINANCIAL REPORTS**

Maria Godinez began the Financial Reports by stating that at the end of November, the agency was operating at a positive flow of \$182,503. She stated this was partially due to previously stated goals, such as utilizing minimal outside contracts and looking for ways to reduce costs. 🌱

### **DEPARTMENTAL REPORTS**

#### **Executive**

Maria Godinez stated that AHA has a January 31<sup>st</sup> due date for the last documentation required by HUD for the agency's Recovery Plan.

#### **Public Housing**

Maria Godinez started with an update on the disposition of the Kendall property. The sale has a tentative January 31 closing date. Proceeds from the sale will go straight back to Public Housing needs.

She then went through the number of applicants on each of the agency's waiting list. Purge letters were also mentioned. The due date for those letters is January 19, 2018.

#### **Section 8**

Director of Section 8 Keshawn Cue stated the HCV staff completed 40 annual re-examinations during December. The HCV Department also completed 50 interims, 4 unit changes (moves), 2 new admission(s), and 4 portability move-in transactions. As of December 31, 2017, one family was enrolled in the Family Self Sufficiency (FSS) program and had an escrow balance. The PIH Information Center (PIC) reporting rate for the one-month period ending December 31, 2017 was 96.42%. 🌱

### **OLD BUSINESS**

Stan Quy had already gone over the HUD Recovery Plan, which was the only Old Business listed on the Agenda. 🌱

### **NEW BUSINESS**

Maria Godinez passed around The AHA's past scores. The scores were requested by the Housing Authority of Joliet during the January 20, 2018 Working Session. The Board also had a discussion on what the Aurora Housing Authority has done to correct the past low scores as well as what



the media has currently been saying. The general consensus was confidence in the PHA's ability to recover, since they are only two points away from pulling out of troubled status. 🌱

### **EXECUTIVE SESSION**

Chairman Grisson suggested the Board to go into Executive Session regarding compensation, performance, or dismissal of a specific employee.

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

Executive Session began at 4:58 p.m. 🌱

### **REGULAR MEETING (CONTINUED)**

A motion was made by Meloyne Wimbley and seconded by Jackie Gibson to re-enter the Regular Meeting. Five ayes, zero nays.

Vice Chairman Meloyne Wimbley asked when Stan Quy's proposal for tenant survey. She specifically asked when the Board will get to see and vote on the proposal for the survey. Maria Godinez stated that Stan Quy is going to email the survey to review in the next few days. If needed, the vote can be done at the next Regular Board Meeting. 🌱

### **ADJOURNMENT**

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting. Five ayes, zero nays.

Regular Meeting adjourned at 5:32 PM. 🌱