



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
June 27, 2018 at 4:30 p.m.

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Frank Johnson, Commissioner
Jackie Gibson, Commissioner
Sherrill Dodson-Lewis, Commissioner

Also Present: Maria Godinez, Interim Executive Director
Judy Maisonet, Director of Finance
Tracey Robinson, Interim Director of HCV
Carlos Guillen, Maintenance Director
Ana Garcia, Finance Specialist

The meeting was called to order at 4:32 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 Sessions
- Adjournment

APPROVAL OF THE MINUTES

A motion was made by Meloyney Wimbley and seconded by Frank Johnson to approve the minutes of the Working Session of May 23, 2018 and Regular Meeting of May 30, 2018. Five ayes, zero nays.

PUBLIC COMMENTS

There were no public comments.



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FINANCIAL REPORTS

Interim executive director, Maria Godinez, pointed out that AHA does not have a budget plan for the new fiscal year. Due to this reason, the financial report includes two income statements for the months of April and May and a combined report for both months. Ms. Godinez also provided a report for the months of April and May of the previous fiscal year to compare. Ms. Godinez explained these reports are the ones used to complete the excel sheet that is used to provide the financial report. The way the reports are presented for this board meeting reduce the risk of human error when transferring data to the excel sheet.

The reports indicate a 100,000 figure difference from last year when AHA was in the red. Ms. Godinez stresses that the agency should not get comfortable with these figures and should aim to hold these numbers in the coming months.

Ms. Godinez also provided a list of bills paid for the month of May. Although the accounts payable amounts have considerably decreased, it was pointed out that this is the first time the batches for a single month come under \$200,000.

DEPARTMENTAL REPORTS

Executive Report

Ms. Godinez stated that AHA has yet to hear back from HUD regarding any findings during the HUD FO on site review. It was agreed that AHA would reach out to Lisa once again via email, adding to the previous count of unanswered emails.

The report moved on to reflect the goals met on the Recovery plan. Four commissioners have completed the “Lead the Way” training. New commissioner, Sherrill Dodson-Lewis, has also received the information to pursue completion of same training.

The RFP for Legal services will be published on the 28th of June. The RFP will also be posted on the AHA website, PHADA, and any other websites that AHA has a membership to. Initially it was discussed to have the RFP published with the Beacon but in the end it was decided that the RFP would be published with The Voice. Mr. Johnson added that it would be best because the money is kept in the local economy, as opposed to publishing with the Beacon as it is owned by Chicago Tribune. Due to costs, per Mr. Grisson, the RFP would be posted only through The Voice and not both newspapers.

Ms. Godinez finished the executive report, with the news that the SEMAP submission approved at the previous board meeting was not certified on time. The agency will provide an update once it reaches certification.

Public Housing

Ms. Godinez pointed out the numbers provided on the report and spoke on the upcoming events



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at AHA sites.

Meloyne Wimbley added that meals would be provided for community children at the Eastwood location starting in July through August.

Section 8

Interim director for HCV, Tracey Robinson, introduced herself to the board as a 27 year employee of the AHA.

HCV staff completed 97 annual re-examinations during April, 40 interims, 4 change of units, 13 new admissions and 8 portability move-in transaction. One family was enrolled in the Family Self Sufficiency Program and had a escrow balance as of that date. PIC reporting rate for the month stands at 97%

Jackie Gibson inquired on the FSS program and what it entails. A brief summary was given. Ms. Robinson added that unfortunately there have not been any families that have purchased homes at the end of their FSS graduation. The board inquired on setting up a meeting with Rick Guzman to partner with him and set clearer goals for the FSS program participants before AHA begins to advertise the program to new families.

Anthony Stanford stepped in and a discussion began to have more healthcare preventative services on sites. A contact would be shared with Mr. Stanford so he can reach out to VNA and have services provided for AHA residents.

Ms. Godinez added that AID is looking to take over office space at Maple Terrace in the future.

Maintenance

Carlos Guillen stated that AHA is currently working on work orders, vacancies, and City of Aurora inspections. At the moment AHA is focusing on REAC.

During the month of April maintenance completed 13 turnarounds that only included studios. At the moment AHA only has one vacant family site at Eastwood and will be ready by the end of current week.

Focusing on REAC, maintenance has been working with contractors on rectifying big point deductions.

Ms. Godinez pointed out that the auctions for REAC are expected to take place on July 11th. The agency that wins the auction will work with AHA to set up dates for inspections which should take place sometime in August.

OLD BUSINESS

No old business was discussed.



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NEW BUSINESS

No new business was discussed but Ms. Wimbley made two announcements.

St. Johns AME is interested in coming to National Night Out and providing kids with clothing and school supplies to get them prepared for the new school year.

The new superintendent for East Aurora High School is interested in working with AHA. They are interested in bringing parent meetings to the family sites to make it easier for families to be informed.

EXECUTIVE SESSION

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to enter into a Close Executive Session. Five ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to exit Executive Session. Five ayes, zero nays.

Re-entered regular board meeting at 6:04 pm.

ADJOURNMENT

Before adjourning the meeting, the board mentioned Shireen Long's absence from the board meetings. Ms. Long has missed a few meetings due to a surgery. The board would send a get well card to wish her a speedy recovery.

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

Regular Meeting adjourned at 6:09 p.m.