



BOARD OF DIRECTORS MEETING

WORKINGS SESSION

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
May 23, 2018 at 4:30 p.m.

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Shireen Long, Commissioner
John Aguilar, Commissioner
Jackie Gibson, Commissioner
Frank Johnson, Commissioner

Also Present: Maria Godinez, Interim Executive Director
Ana Garcia, Finance Specialist

The meeting was called to order at 4:32 p.m.

AGENDA ITEMS COVERED

- Roll Call
- Public Comments
- Old Business
- New Business
- Executive Session
- Adjournment

PUBLIC COMMENTS

The board of commissioners learned that Mayor Richard Irvin and the city have a candidate for the seventh member of the board. The candidate could start as soon as the next June board meeting.

OLD BUSINESS

Vice chairman Meloyne Wimbley inquired on the results of the tenant survey. Interim director Maria Godinez stated that Stan would be covering the results of the survey at the next board meeting. No other old business was discussed.

NEW BUSINESS

Executive Director Hiring Information

Chairman Joe Grisson noted the Beacon News published an article detailing information regarding the new executive director Ralph Jordan. Mr. Grisson explained that it was an unfavorable way for everyone to find out. Unfortunately, at that time, a contract had not be finalized, therefore not a lot of information could be provided when the Beacon reached out to him to confirm. Mr. Grisson also addressed the fact that the Indianapolis Housing Authority was



labeled troubled prior to Mr. Jordan joining the Indianapolis Housing Authority. The chairman stressed that this matter was not news to anyone involved in the hiring process and that it was determined that it would not be an issue. The board looked into this matter alongside Galvan and Associates and no red flags had been found. The tentative start day for Mr. Jordan would be July 2nd, 2018.

By-laws

Commissioner Frank Johnson began by pointing out typos found on the copy that was distributed to the board. He then asked for clarification on the compensation as it states in the by-laws that commissioners serve on a voluntary basis without compensation. Ms. Godinez clarified that the City of Aurora compensates commissioners and not the housing authority.

The discussion segued into a possible meet and greet between Mr. Jordan and the tenants. Different possibilities for the meet and greet were voiced including a meet and greet with tenants, AHA partners, and the option of the new ED attending town hall meetings. It was agreed that Mr. Jordan should address concerns brought forth through the tenant survey at the meet and greet. No dates were chosen for said event as the board is interested in giving the director time to settle in.

Commissioner Shireen Long brought the conversation back to the by-laws by questioning where the by-laws came from. Ms. Long asked if they came directly from HUD. Chairman Grisson answered that the by-laws are not from HUD and are set forth only by AHA. Commissioner Long questioned if the 12 month term of the vice chairman and chairman are reasonable as the vice chairman and chairman would need time to learn the job and perform it. The board agreed that the term is reasonable and if the board agrees the vice chairman and chairman are performing the job effectively then the board will vote to keep them in that position. Commissioner Jackie Gibson added that the 12 month term should be considered a check point to evaluate the performance.

Commissioners agreed that an addition to the bylaws stating a commissioner is allowed to nominate themselves is needed. Commissioner John Aguilar asked if the secretary position should be taken off the by-laws. It was agreed that the secretary position should be eliminated as a sitting staff member of AHA is currently taking care of the secretarial duties.

Vice Chairman Wimbley and Chairman Grisson spoke about having an annual meeting and recognizing members of the community who have been contributing to AHA.

The discussion was coming to a close as chairman Grisson suggested that the by-laws should include NLDC director as a duty of the executive director. Mr. Grisson noted that it should be clear that the director would serve as an affiliate and not as an instrumentality.

Once the revisions are completed the board will vote to approve the by-laws.



Attorney Request for Proposals (RFP)

Chairman Grisson announced that the AHA would be putting out an RFP for attorneys. AHA would like to have requests in that Mr. Jordan could select from once he steps in as director. At the moment, AHA is aware that our current attorneys will submit a proposal. Commissioner Long asked why there was a need for new attorneys. Chairman Grisson responded saying that it is in the best interest of the housing authority to have attorneys that are well versed with HUD regulations. Interim Director Godinez added that the current attorneys have been with us for some time now and it is time to put out a new RFP. Mr. Grisson explained that the AHA and NLDC will need to have different attorneys.

Resolution 18-05: Approval of Smoke Free Policy

This resolution exists to make all AHA property smoke free. This applies to employees and all tenants. The policy must be implemented by July 31st.

Commissioner Long opened up the conversation by asking whether the Smoke Free Policy came from HUD. Maria Godinez stated that it is from HUD and must be implemented by the end of July but AHA would like to implement it by July 1st to give AHA some leeway. The board discussed the parameters of the policy. Interim Director Godinez explained the measures the AHA would take if tenants chose to not follow this policy. This included verbal warnings, written warnings, and the possibility of needing photographic evidence. Questions were voiced and settled.

A motion was made by Meloyne Wimbley and seconded by John Aguilar to pass resolution 18-05. Six ayes, zero nays.

EXECUTIVE SESSION

The board did not enter into an executive session.

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Jackie Gibson to adjourn the Working Session. Six ayes, zero nays.

Working Session adjourned at 5:37 p.m.