



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
September 26, 2018 at 4:30 p.m.

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Shireen Long, Commissioner
Frank Johnson, Commissioner
Sherrill Dodson-Lewis, Commissioner
John Aguilar, Commissioner

Also Present: Ralph Jordan, Executive Director
Maria Godinez, Public Housing Director
Judy Maisonet, Director of Finance
Tracey Robinson, Interim Director of HCV
Carlos Guillen, Maintenance Director

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 Session
- Adjournment

APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve the minutes of the Regular Board Meeting of August 29, 2018 pending correction of attendees. Six ayes, zero nays.

PUBLIC COMMENTS

No public comments.



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FINANCIAL REPORTS

Mr. Jordan walked the board through the breakdown of the financials. The board received a detailed financial statement broken down by programs as well as an agency wide statement. This form of financial statement is what asset management agencies use to easily detail the cash flows, the director pointed out. The fees COCC charges the other programs for the assistance in managing them are also detailed in the report.

After walking through all the numbers for every report, Mr. Aguilar questioned if the expenses for the security cameras were accounted for and if so, where were they allocated. Mr. Jordan pointed out the expense was not accounted for in these financials, rather it would be allocated through CFP. Mr. Jordan also added that once the cameras are successfully set up in Southwind the agency would install similar security systems at the remaining sites.

The restricted and unrestricted funds in HCV were also explained to the board as AHA had recently received an inquiry from HUD regarding these amounts reported in VMS. It was explained that restricted funds are funds specifically designated for HAP payments and could not be used for any other purpose within the HCV program or agency wide. Unrestricted funds refers to the subsidy provided by HUD for administrative purposes within HCV. AHA would be looking into the findings from HUD to get the agency an accurate reading of these funds.

Mr. Johnson voiced his approval of the financials and expressed that it would be beneficial in holding the agency accountable.

Moving forward the agency would focus on implementing asset management in other aspects as financials were set to move in the right direction. Management would be next.

DEPARTMENTAL REPORTS

Public Housing

Maria Godinez read off the Public Housing report. She pointed out that the numbers on waiting lists had shot up considerably since the waiting lists had been open. Public Housing alone had close to one thousand (1,000) applicants.

It was also added that the mock REAC inspections had provided reports detailing deficiencies at the sites. Management and maintenance have been working together to prepare for the real REAC inspection.

Ms. Godinez expects that moving forward property managers will be taking on a more active role in managing their own accounts payable as they implement asset management further.

Section 8

Tracey Robinson read off her report.

The FSS and ROSS programs were briefly discussed. Mr. Jordan added that he would look



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further into FSS funding. As for the ROSS program, a program available through PH, the agency would be looking to hire a ROSS coordinator in the first few weeks of October.

Mr. Jordan added that the VMS account, with the help of Judy and Maria, Tracey had completed the report on time. Previously the VMS reporting had been done incorrectly and as a team they were able to get a more accurate report.

Maintenance

Carlos Guillen read off his report. Maintenance had accomplished a lot of work within the month of August and September. Mr. Guillen added that the agency would achieve a 97.8 percent occupancy rate, the highest rate achieved in the past years, by the end of September.

Mr. Guillen added that the walk through with the REAC mock inspectors had been very beneficial to both management and maintenance department. The inspector walked with both PMs and maintenance staff through the sites teaching them what to look for in the future to prevent deductions in REAC inspections. In total, there were one thousand (1,000) findings.

Executive Report

Mr. Jordan read his report.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Resolution: Approval of Revised Fiscal Year 2019 Budget

The resolution was tabled for the following board meeting. Mr. Jordan explained that new items were being accounted for in the budget and it would be best to present accurate figures at the following meeting.

Resolution: Approval of Intergovernmental Agreement with DuPage HA

The resolution is an intergovernmental agreement to handle the tax abatement program for landlords that are in DuPage County.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson Lewis to approve the Intergovernmental Agreement with DuPage HA. Six ayes, zero nays.

Board of Commissioners Elections

Joe Grisson nominated for Chair and Meloyne Wimbley nominated as Vice-Chair. Frank Johnson and John Aguilar were nominated for Treasurer.

Joe Grisson was voted as Chair (5-0). Meloyne Wimbley was voted as Vice-Chair (5-0). Frank Johnson was voted as Treasurer (3-2).



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EXECUTIVE SESSION

The board did not enter into an executive session.

ADJOURNMENT

A motion was made by Sherrill Dodson Lewis and seconded by Meloyne Wimbley to adjourn the Regular Meeting. Six ayes, zero nays.

Regular Meeting adjourned at 5:31 pm.