



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
December 19, 2018 at 4:30 p.m.

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

Also Present: Ralph Jordan, Executive Director
Maria Godinez, Public Housing Director
Tracey Robinson, HCV Director
Carlos Guillen, Maintenance Director
Alexandra Shuck, ROSS Coordinator
Ana Garcia, Finance Specialist

The meeting was called to order at 4:33 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 Sherril-Dodson Lewis to approve the minutes of the Working Session of November 26, 2018 and the Regular Board Meeting of November 28, 2018. Four ayes, zero nays.

PUBLIC COMMENTS

A presentation was given by Mr. Nolan regarding a potential partnership for the Aurora Housing Authority. The partnership would entail endorsing the solar power project to tenants that would



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lower financial costs of electricity for the agency as well as the tenants. The premise of the project entails a proposal that is to be presented to an Illinois board to approve. If granted, the opportunity would have a one-time cost that is to be determined to the agency for the solar panels which have a lifetime of 30 years but present significant savings in the long run. The project will have the solar panels in surrounding towns as well as industrial roofs. If the agency wanted to pursue the project, Mr. Nolan estimates that the timeline would include April as having some sort of written agreement completed. It was determined that the board would continue to keep in touch with Mr. Nolan and the possibility of having working sessions regarding the project was also mentioned.

FINANCIAL REPORTS

Mr. Jordan walked the board through every report.

COCC had a November revenue of \$71,792.00 with expenditures of \$59,684.00. This brings the year to date revenues to \$566,248.00 with year to date expenditures of \$461,529.00.

AMP 45 had a November revenue of \$170,633.00 with expenditures of \$96,508.00. This brings the year to date revenues to \$1,359,619.00 with year to date expenditures of \$967,015.00.

AMP 46 had a November revenue of \$167,379.00 with expenditures of \$127,973.00. This brings the year to date revenues to \$1,400,196.00 with year to date expenditures of \$1,142,319.00.

HCV-HAP had a November revenue of \$1,028,659.00 with expenditures of \$1,010,279.00. This brings the year to date revenues to \$8,441,361.00 with expenditures of \$8,276,332.00. To date, this leaves the agency with a restricted net position of \$165,000.00.

HCV-ADMIN had a November revenue of \$98,783.00 with expenditures of \$68,418.00. This brings the year to date revenues to \$794,557.00 with expenditures of \$625,008.00. To date, this leaves the agency with an unrestricted net position of \$169,549.00.

Mr. Jordan pointed out that COCC would be opening up individual bank accounts for each program to avoid the intermingling of funds and to make it easier to track expenditures.

DEPARTMENTAL REPORTS

Public Housing

Ms. Godinez read off the numbers on her report after introducing Alexandra Shuck, the new ROSS Coordinator. Mr. Grisson assured Ms. Shuck that the board established a committee that would aid in acclimating her to the community. If interested, Ms. Shuck can rely on board to place her in contact with anyone that may be needed in the City of Aurora to run a successful ROSS program.

Section 8

Ms. Robinson read of the numbers in her report.



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Maintenance

Carlos read of his written report. It was also discussed the inspection of AHA owned units by the City of Aurora. Since HUD recently came out to do inspections for REAC and their inspections are more rigorous, the units inspected by HUD would not need further inspection by the City of Aurora.

Executive Report

Mr. Jordan read off his report. It was also added that the new Police report sharing agreement with the City of Aurora would be completed in the next few days. Questions were voiced and settled.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Mr. Grisson added that at the meeting that was attended with the police, there were items that would need further discussion as far as policy for tenants that have any interaction with police. The policies would have to be discussed as a board and would need to be added to future lease contracts and current contracts would need to be amended. The possibility of having a working sessions to address such policies was discussed but no dates were determined. The board would be updated regarding any working session dates.

EXECUTIVE SESSION

The board did not enter into an executive session.

ADJOURNMENT

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

Regular Meeting adjourned at 5:26 pm.