



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room  
February 27, 2019 at 4:30 p.m.

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
Frank Johnson, Commissioner  
Sherrill Dodson-Lewis, Commissioner  
Jackiey Gibson, Commissioner  
Shireen Long, Commissioner

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

The meeting was called to order at 4:36 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 February 4, 2019 and Regular Board meeting of February 6, 2019 six ayes, zero nays.

### **PUBLIC COMMENTS**

No Public comments

### **FINANCIAL REPORTS**

Mr. Jordan walked the board through every report.

COCC had a January revenue of \$72415 with expenditures of \$69,797. This brings the year to date revenues to \$710,625 with year to date expenditures of \$602,059.

AMP 45 had a January revenue of \$149,466 with expenditures of \$95,168. This brings the year to date



revenues to \$1,679,887 with year to date expenditures of \$1,098,638.

AMP 46 had a January revenue of \$163,219 with expenditures of \$126,625. This brings the year to date revenues to \$1,763,715 with year to date expenditures of \$1,388,793.

HCV-HAP had a January revenue of \$1,059,610 with expenditures of \$996,711. This brings the year to date revenues to \$10,554,212 with expenditures of \$10,251,352. To date, this leaves the agency with a restricted net position of \$302,860.

HCV-ADMIN had a January revenue of \$98,810 with expenditures of \$67,705. This brings the year to date revenues to \$1,025,815 with expenditures of \$761,844. To date, this leaves the agency with an unrestricted net position of \$263,971.

Mr. Jordan went on to state that the AHA had a conference call with HUD earlier in the day regarding the agency's financials. HUD is reviewing the financials due to having a 3/31 fiscal year end. HUD staff conducted four questions all regarding solvency for the upcoming 120 days. HUD commented on the great improvement the agency has had and seemed pleased with the progress.

Commissioner Long questioned if the agency's position and response would have been the same last year. Mr. Jordan indicated no due to the way the agency was reporting the financials. Under the old reporting, the AMPs were reported together. Under Asset Management, AMPs are reported separately and provide accurate financial data. The Board openly discussed Asset Management reporting and its benefits.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez read off the Public Housing report. Ms. Godinez indicated there were 13 families participating in the ROSS program. The Board had open discussion regarding the ROSS program. Questions were voiced and settled.

In January all units at Centennial House and Maple Terrace were inspected by canines for bedbugs. All affected units were treated as of the meeting date. All the family complexes were scheduled to be treated for other pests/vermin in late February and first week of March. Questions were voiced and settled.

The MASS indicators at the end of month were Occupancy Rate: 98%, Tenant Account Receivables: 0%, and Payables: 0%

### **Section 8**

Ms. Tracey Robinson read of the numbers in her report.

### **Maintenance**

Mr. Carlos Guillen read of his written report. Mr. Guillen pointed out that with the severe weather, there were six units that had pipes burst. Repairs were made promptly and had no major water damage. Maintenance staff also made wellness checks of known elderly and/or disabled residents during the Polar Vortex.

Mr. Guillen provided the eight scattered site's addresses that COA inspected and passed with no



findings.

Finally, Mr. Guillen indicated that the AHA used a total of eight pallets of salt over the past two months compared to the average of three pallets per year.

### **Executive Report**

Mr. Jordan read off his report. Mr. Jordan pointed out that the agency is reviewing inventory and purchasing process as well as work order process.

Mr. Jordan attended a meeting with City of Aurora (COA) regarding a planning grant for creating a Financial Empowerment Center for Aurora residents.

Mr. Jordan also met with Fox Valley Park District. A collaboration on summer youth activities between AHA and FVPD was discussed. They have allocated a \$5,000 grant to assist the AHA with summer youth activities.

During the month of March, the agency will work on the fiscal year end close-out. The AHA will also prepare the 2020 Fiscal Year Budget, prepare for REAC inspections, Summer Training and Employment Program, the agency's account receivable write-offs of bad debt, and agency re-organization.

The Commissioners and Mr. Jordan had open discussion regarding Summer Training and Employment Program and potential partners. Questions were voiced and settled.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**

Chairman Grisson provided a summary of the solar panel project to Board before voting on Resolution 19-01.

### **Resolution 2019-01: Approval of Memorandum of Understanding (MOU) between the AHA and FR2 Inc.**

This Resolution exists to make enter a MOU with FR2 to facilitate the opportunity to provide low income residents in Aurora with savings on their electric bills.

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to pass Resolution 2019-01. six ayes, zero nays.

### **Resolution 19-02: Approval of Small Area Fair Market Rents**

This resolution exists to allow The AHA to implement the FY2019 Advisory Small Area Fair Market Rents with payment standards equal to the FY2019 published by HUD.

A motion was made by Meloyne Wimbley and seconded by Sherill Dodson-Lewis to pass Resolution 19-02. six ayes, zero nays.

### **EXECUTIVE SESSION**



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The board did not enter into an executive session.

**ADJOURNMENT**

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

Meeting adjourned at 5:37 pm.