



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room  
February 6, 2019 at 4:30 p.m.

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
Frank Johnson, Commissioner  
John Aguilar, 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  
Roderick Hill, Purchasing & Inventory Specialist

The meeting was called to order at 4:34 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 Regular Board meeting of December 19, 2018. Four ayes, zero nays.

### **PUBLIC COMMENTS**

No Public comments

### **FINANCIAL REPORTS**

Mr. Jordan walked the board through every report.

COCC had a December revenue of \$71,792.00 with expenditures of \$69,839. This brings the year to date revenues to \$638,210 with year to date expenditures of \$531,366.

AMP 45 had a December revenue of \$164,123.00 with expenditures of \$107,968.00. This brings the



year to date revenues to \$1,523,742 with year to date expenditures of \$996,978.

AMP 46 had a December revenue of \$194,619 with expenditures of \$139,691. This brings the year to date revenues to \$1,594,816 with year to date expenditures of \$1,255,677.

HCV-HAP had a December revenue of \$1,015,241.00 with expenditures of \$1,018,036.00. This brings the year to date revenues to \$9,494,602.00 with expenditures of \$9,294,367.00. To date, this leaves the agency with a restricted net position of \$200,235.00.

HCV-ADMIN had a December revenue of \$98,934 with expenditures of \$69,130.00. This brings the year to date revenues to \$927,005 with expenditures of \$694,140. To date, this leaves the agency with an unrestricted net position of \$232,865.00.

Commissioner Aguilar asked for clarification of the line items listed as Bad Debt-Tenants. Mr. Jordan indicated that the amount listed is strictly a budget amount. The actual numbers will be available at the end of the fiscal year with the year-end write-offs.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez read off the Public Housing report. Maria pointed out that as of the meeting date, there were 10 families participating in the ROSS program.

The MASS indicators at the end of month were Occupancy Rate: 98%, Tenant Account Receivables: 0% with a rent roll of \$107,000 and \$117,000 received in, and Payables: 0%

### **Section 8**

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

### **Maintenance**

Mr. Carlos Guillen read of his written report. He pointed out that the City of Aurora (COA) has begun their inspections of scattered sites. All COA passed with no findings. Carlos indicated you will list the address to those units.

Chairman Grisson asked for an explanation of what the Hydro Jetting process is and why it is necessary. Mr. Guillen indicated that this process is completed every year at Southwind to prevent sewer build-up of sludge and debris which in that past has caused water back-up and/or clogs in residential units.

### **Executive Report**

Mr. Jordan read off his report. Mr. Jordan pointed out that with the government shut down being temporarily over, the agency did submit all the financial information and audit to HUD Field office the week before.

AHA staff met with representatives of AID to discuss continued collaboration between both agencies and the current lease.



Mr. Jordan went on to speak about a major extermination project for all units to be treated.

During the month of February, the agency will continue to work on developing financial policies and procedures.

AHA staff will commence on a Summer Youth Employment Program draft to present at the March Board Meeting. Open discussion about the Summer Program. Questions were voiced and settled.

### **OLD BUSINESS**

PHADA Conference -Chairman Grisson shared information with other Board Members via AHA staff. Discussion would be tabled for another date.

### **NEW BUSINESS**

Mr. Jordan commented that Lease and ACOP changes will be coming in the next few months. Part of those changes would include language that would allow termination notices for current residents involved in criminal activities off AHA property such as Schools, City and/or County level. Changes would be a collaboration between staff and Board. Any changes must be posted for comment, before final approval by Board. Questions were voiced and settled.

Chairman Grisson invited Mr. Nolan Dickson to speak and answer any questions voiced. Mr. Dickson pointed out that residents could potentially save up to fifty percent off the electric bills. Savings are for a minimum of fifteen years. Additional questions were voiced and settled.

The Board request that the Memorandum of Understanding (MOU) reflect a corrected agency name. The name SolarFox seems to be a name of another similar company. The Board will revisit and sign resolution upon receiving revised MOU.

### **EXECUTIVE SESSION**

A motion was made by Meloyne Wimbley and seconded by John Aguilar to Adjourn the regular meeting to enter Executive Session at 5:52pm to discuss pending litigation. Executive session commenced at 5:57pm.

### **ADJOURNMENT**

A motion was made by Meloyne Wimbley and seconded by John Aguilar to adjourn the Executive session and the Regular Board meeting. Four ayes, zero nays.

Meeting adjourned at 6:11 pm.