



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room  
April 24, 2019 at 4:30 p.m.

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

**Also Present:** Ralph Jordan, Executive Director  
Maria Godinez, Public Housing Director  
Tracey Robinson, HCV Director  
Carlos Guillen, Maintenance Director  
Judy Maisonet, Director of HR & Employee Benefits

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 Sherrill Dodson-Lewis to approve the minutes of the Working Session of March 25, 2019 and Regular Board meeting of March 27, 2019- four ayes, zero nays.

### **PUBLIC COMMENTS**

No Public comments

### **FINANCIAL REPORTS**

Mr. Jordan walked the board through the reports. Mr. Jordan explained that the financial were still being worked on for the year end close out. There might be minor changes however nothing substantial to negatively impact the reported numbers.



COCC had a March revenue of \$72,132 with expenditures of \$113,907. This brings the year to date revenues to \$855,194 with year to date expenditures of \$871,320.

AMP 45 had a March revenue of \$144,009 with expenditures of \$248,221. This brings the year to date revenues to \$1,981,760 with year to date expenditures of \$1,524,396.

AMP 46 had a March revenue of \$161,504 with expenditures of \$339,934. This brings the year to date revenues to \$2,122,107 with year to date expenditures of \$1,945,741.

HCV-HAP had a March revenue of \$1,059,610 with expenditures of \$1,021,346. This brings the year to date revenues to \$11,613,822 with expenditures of \$11,727,698. To date, this leaves the agency with a restricted net position of \$341,124.

HCV-ADMIN had a March revenue of \$98,770 with expenditures of \$90,689. This brings the year to date revenues to \$1,137,090 with expenditures of \$955,244. To date, this leaves the agency with an unrestricted net position of \$268,380.

Other budget questions were voiced and settled.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez read off the Public Housing report. Ms. Godinez indicated there were 21 families participating in the ROSS program.

Ms. Godinez stated that the HCV waiting list had been purged. In the coming months applicants will be pulled for final eligibility and the waiting list will open. The goal is to increase the voucher utilization.

Ms. Godinez Indicated that there are currently approximately 20 STEP applicants and will focus on promoting the program at the family sites.

The MASS indicators at the end of month were Occupancy Rate: 99%, Tenant Account Receivables: 0%, and Payables: 0%

Ms. Godinez went on to state that as of the meeting date vacancy turnarounds are approximately around 7 days down from 30 days in previous months.

### **Section 8**

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

### **Maintenance**

Mr. Carlos Guillen read of his written report. The COA also conducted four inspections on scattered sites. All inspections passed without any findings.

CINTAS performed the annual fire system testing at Centennial House and Maple Terrace. NIP Roofing Care inspected roofs and did some repairs at Centennial House.

Finally, Mr. Guillen provided a brief account of contractor work performs at various sites.



## **Executive Report**

Mr. Jordan read off his report. Mr. Jordan pointed out that the agency has concluded its Fiscal Year End March 31, 2019 close out.

The agency completed the 2020 budget which the Board will vote on at the current meeting.

AHA staff has continued meeting with residents to promote the Summer Training & Employment Program (STEP).

Mr. Jordan indicated the agency had an elevator inspection for Centennial House and Maple Terrace. There ere numerous deficiencies discovered. The report was provided to Advanced Elevator and they will be scheduling repairs on all elevators.

During the month of April, begun preparing for its upcoming HUD- REAC inspections as well as SEMAP assessment. SEMAP Certification is due by May 30, 2019

Mr. Jordan added that based on current assets, the AHA has approximately four months solvency. HUD approved this year's Capital Funds for \$1.3mil. Last year was \$1.7mil. The agency will start to focus on Capital improvements such as roof that are needed at Centennial House and Maple Terrace.

Mr. Jordan stated that HUD approved an extension of the ROSS program for an additional 12 months.

Mr. Jordan and Chairman Joe Grisson spoke about their experience at the NAHRO conference they attended at Capitol Hill and the opportunity that they had to meet with Congressman Bill Foster.

Mr. Jordan informed the Board that the Agency would be meeting with Illinois Housing Development Authority (IHDA) on May 16, 2019 to talk about development and requirements for applying for Tax Credits. The AHA has also invited Housing Authority of Joliet staff.

Any questions voiced were settled.

## **OLD BUSINESS**

No old business was discussed.

## **NEW BUSINESS**

Ms. Meloyne motioned and Frank Johnson seconded that the Board approve the Sharing Information and Documents Agreement between the AHA and City of Aurora (COA) Aurora Police Department (APD) five 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 Frank Johnson to adjourn the Regular Meeting. Five ayes, zero nays

Meeting adjourned at 5:11 pm.