



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
March 27, 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
John Aguilar, Commissioner

Also Present: Ralph Jordan, Executive Director
Maria Godinez, Public Housing Director
Tracey Robinson, HCV Director
Carlos Guillen, Maintenance Director

The meeting was called to order at 4:39 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 John Aguilar to approve the minutes of the Regular Board meeting of February 27, 2019 six ayes, zero nays.

PUBLIC COMMENTS

No Public comments

FINANCIAL REPORTS

Mr. Jordan walked the board through every report.

COCC had a February revenue of \$72,438 with expenditures of \$81,636. This brings the year to date revenues to \$783,063 with year to date expenditures of \$756,512.

AMP 45 had a February revenue of \$159,124 with expenditures of \$124,794. This brings the year to



date revenues to \$1,836,634 with year to date expenditures of \$1,307,288.

AMP 46 had a February revenue of \$193,132 with expenditures of \$156,902. This brings the year to date revenues to \$1,958,223 with year to date expenditures of \$1,606,587.

HCV-HAP had a February 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 February revenue of \$99,038 with expenditures of \$70,753. This brings the year to date revenues to \$1,124,854 with expenditures of \$867,486. To date, this leaves the agency with an unrestricted net position of \$257,368.

Commissioner Aguilar asked how this year compares to the previous year's budget. Mr. Jordan explained that we can not compare because the AHA was not set up on Asset Management but on cost allocation.

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 16 families participating in the ROSS program.

Mr. Jordan explained that The ROSS grant ends in April. An extension request has been sent to HUD and is pending approval. If HUD does not approve the extension, the ROSS Coordinator will be taken on to the AMPs so that the AHA can continue to offer the residents services. Questions were voiced and settled.

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

Ms. Godinez went on to state that as of the meeting date there are only two units vacant agency wide making the occupancy rate a 99.5%

Commissioner Gibson had questions regarding work order summary report. Her questions her settled. The Board had open discussion regarding the work order process and unit vacancies.

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 the City of Aurora (COA) has installed new smart water meters at Indian Trail and several West side scattered sites. The COA also conducted sixteen inspections on scattered sites. All inspections passed with out any findings.



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 is working on 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 begun to meet to residents to promote the Summer Training & Employment Program (STEP). The goal is to hire 30 teenagers ages 14-18. Duties will include property maintenance and office administration with life skills trainings.

Mr. Jordan provided information regarding meeting he and staff have attended at the COA, Alderman meetings, and resident/management meetings.

During the month of April, the agency will begin preparing for its upcoming HUD- REAC inspections as well as Capital improvements for the sites. The agency will also continue working on the year end close-out.

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 AHA-HAJ Intergovernmental Agreement project to Board before voting on Resolution 19-03.

Resolution 19-03 AHA-HAJ Intergovernmental Agreement

This Resolution exists to enter an intergovernmental agreement with the Housing Authority of Joliet to allow partnership, cost sharing of services and/or products and/or redevelopment assistance.

The Board had an open discussion regarding the agreement and its benefits. All questions voiced were settled.

A motion was made by Jackey Gibson and seconded by Sherrill Dodson-Lewis to pass Resolution 2019-03. six ayes, zero nays.

Resolution 19-04 Approval of Fiscal Year End 2019 Bad Debt Write-off

This resolution exists to allow The AHA to write off any debt that is not collectable during the fiscal year, April 1, 2018 to March 31, 2019. Write-offs totaled \$117,959.57 All questions voiced were settled.

Going forward, the AHA will do two write per year at minimum.

A motion was made by Meloyne Wimbley and seconded by John Aguilar to pass Resolution 2019-04. six ayes, zero nays



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Resolution 19-05 Approval of Fiscal Year 2020 Annual Budget

A packet was handed out with the breakdown of the budget to follow along with Mr. Jordan's explanation. The Board had an open discussion regarding the budget. All questions voice were settled.

A motion was made by Meloyne Wimbley and seconded by John Aguilar to pass Resolution 2019-05. six 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 Jackie Gibson to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:54 pm.