



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room  
May 22, 2019 at 4:30 p.m.

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
Shireen Long, Commissioner  
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  
Judy Maisonet, Director of HR & Employee Benefits

The meeting was called to order at 4:35 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 Regular Board meeting of April 24, 2019 and the minutes of the Board Subcommittee Meeting of April 25, 2019 – six ayes, zero nays.

### **PUBLIC COMMENTS**

No Public comments

### **FINANCIAL REPORTS**

Mr. Jordan stated that financials will reported at a later date due to the end of the year closing.



## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez read off the Public Housing report. Ms. Godinez indicated there were 22 families participating in the ROSS program.

Ms. Godinez Indicated that there are currently 18 STEP applicants and will focus on promoting the program at the family sites. The STEP programs starts June 3, 2019.

The MASS indicators at the end of month were Occupancy Rate: 99%, Tenant Account Receivables: 5%, 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 provided that Pre-REAC inspections yield 341 findings at Centennial House and Maple Terrace 475 findings. Approximately half of the work order repairs have been completed. The remaining open work orders are programmed to be completed over the following weeks.

Finally, Mr. Guillen provided a brief account of contractor work performs at various sites. Any questions voiced were settled.

### **Executive Report**

Mr. Jordan read off his report. Mr. Jordan pointed out that the agency has ended the Fiscal Year with a 99% Occupancy rate at Maple Terrace and Centennial House. 100% at the family sites.

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.

Mr. Jordan informed the Board that the Agency met with the Illinois Housing Development Authority (IHDA) on May 16, 2019 to talk about development and requirements for applying for Tax Credits.

The agency met with the Local 399 union who represents the Maintenance staff on May 6, 2019. This meeting was held to discuss the Collective Bargaining Agreement between the union and the Aurora Housing Authority.

The AHA has received bids for Fee Accountants and Financial Consulting. The agency will review and score the bids in June.

Mr. Jordan went on to explain that the AHA will have the insurance company to evaluate roofs at various sites. The AHA will also have Capital Funds available to make significant repairs and upgrades to properties.



Mr. Jordan informed the Board that HUD would be on site to do a SEMAP confirmatory and financial review May 28<sup>th</sup>-30<sup>th</sup>.

Any questions voiced were settled.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**

Mr. Jordan presented and provide information regarding Resolution 19-06 Approval of Section Eight Management Assessment Program Certification.

A motion was made by John Aguilar and seconded by Meloyne Wimbley to Approve the Section Eight Management Assessment Program Certification.

six ayes, zero nays

Ms. Wimbley stated National Night out was scheduled for August 6, 2019. Eastwood would like to participate and have use of the community center. Ms. Wimbley also inquired if any other sites would be hosting.

Ms. Godinez stated that the AHA have not received confirmation from any other sites that they will be participating. Previous years Eastwood and Southwind have participated.

### **EXEUTIVE SESSION**

A motion was made by Meloyne Wimbley and second by Sherrill Dodson-Lewis at 5:17pm to enter into Executive Session.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Executive Session at 6:00pm

six ayes, zero nays

### **ADJOURNMENT**

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 6:00 pm.