



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room

August 14, 2019 at 4:30 p.m.

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

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

The meeting was called to order at 4:43 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 Frank Johnson and seconded by Sherrill Dodson-Lewis to approve the Minutes of Special Meeting of June 13, 2019, Minutes Regular Meeting of June 26, 2019– five ayes, zero nays.

### **PUBLIC COMMENTS**

No Public comments

### **FINANCIAL REPORTS**

Mr. Jordan read off the financial reports and provided a summary for May and June.

Questions voiced, were settled.



## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez provided a summary of her report. She pointed out that the Public Housing waiting list for 1-4 bedroom has closed on July 31, 2019. Due to the closing, the AHA received hundreds of applications and Occupancy was working on the data entry.

HUD REAC inspections were conducted on June 26, 2019 for the family sites. Ms. Godinez added that we have received a score of 68. Over the next few weeks staff would review deficiencies and start to complete repairs.

Ms. Godinez also provided that a Request for Proposals (RFP) for Laundry Services deadline was up. Proposals would be reviewed in the upcoming days.

Ms. Alexandra Shuck was unavailable at the time of the meeting as she was out on training.

### **Section 8**

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

### **Maintenance**

Mr. Carlos Guillen read from his report. He provided that the Maintenance Department continues to work towards completely work orders, unit turn-arounds, work on REAC repairs.

Any questions voiced were settled.

### **Executive Report**

Mr. Jordan read off his report. Mr. Jordan pointed out that staff is meeting on monthly basis to ensure that operations and daily functions are working appropriately.

Mr. Jordan also provided that resident meetings were held at Eastwood, Centennial House and Maple Terrace. All meetings were well attended. Any maintenance issues or resident complaints were addressed.

The agency is working on RFPs for Exterminations, HCV Inspections and Roof Replacements. The AHA will continue working on its Annual Plan and will enter union negotiations during the month of August.

Mr. Jordan and The Board of Commissioner had an open discussion about extermination and bed bug treatment.

Any questions voiced were settled.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**



Mr. Jordan presented and provide information regarding Resolution 19-08 Approval of Financial Policies and Procedures.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve Resolution 19-08 Financial Policies and Procedures. Five, zero nays

Mr. Jordan presented Resolution 19-09 Approval of Intergovernmental Agreement between AHA and DuPage Housing Authority.

A motion was made by Meloyne Wimbley and seconded by Sherill Dodson-Lewis to approve Resolution 19-09 Approval of Intergovernmental Agreement between AHA and DuPage Housing Authority. Five, zero nays

Mr. Jordan presented Resolution 19-10 Approval of Certification of Reclassification.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve Resolution 19-10 Approval of Certification of Reclassification. Five, zero nays

#### **EXECUTIVE SESSION**

A motion was made at 5:40pm by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to enter executive session for purposes of discussing probable settlement of claims. Five, zero nays

A motion was made at 5:50pm by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Executive Meeting and reenter open session. Five, zero nays

#### **ADJOURNMENT**

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

Meeting adjourned at 6:00 pm.