



**BOARD OF DIRECTORS MEETING
REGULAR BOARD MEETING MINUTES**

Board Meeting was conducted virtually due to
CDC Social Distancing Recommendations
Link to Join: meet.google.com/cje-qqym-xjk
March 31, 2021 at 4:30 pm

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

Also Present: Ralph Jordan, Executive Director
Maria Godinez, LIPH Director
Judy Maisonet, Director of HR & Employee Benefits
Carlos Guillen, Director of Maintenance
Alexandra Shuck, ROSS Coordinator
Bernard Weiler, Attorney

The meeting was called to order at 4:30 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 Frank Johnson to approve the Minutes of Board Meeting of February 24, 2021 and Minutes of the Sub Committee Working Session of February 27, 2021. –Five ayes, zero nays.

PUBLIC COMMENTS

Jim Pilmer, Fox Valley Park District- Provided a statement regarding the positive relationship between



the Fox Valley Park District and the Aurora Housing Authority. Mr. Pilmer expressed enjoying being able to get out into the community and partner with Mr. Jordan and AHA on current and future projects.

FINANCIAL REPORTS

Mr. Jordan provided a summary of the February financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting the partnership between the VNA and Kane County Health Department to provide COVID-19 vaccines to Maple Terrace and Centennial House residents and AHA staff.

Ms. Godinez also provided an update on the CDC and State of Illinois Eviction moratoriums.

Ms. Alexandra Shuck provided a summary of the ROSS program.

Housing Choice Voucher (Section 8)

Ms. Robinson read from her report and highlighted that AHA's inspector is now assisting with special inspections and initial inspections as needed. McCright & Associates is only providing initial inspections at this time.

Mrs. Robinson also indicated that the Occupancy Department has begun the screening process of the first 50 HCV applicants. Briefing will be conducted virtually with 5 applicants at a time. The AHA will issue 15 vouchers a month.

Maintenance

Mr. Carlos Guillen provided a summary of his report.

Mr. Guillen also highlighted that maintenance staff continues to address primarily work order, night calls cleaning/disinfecting and vacancy turn arounds.

Mr. Guillen provided a list of contractors and work performed at the various sites.

Executive Report

Mr. Jordan provided from his report that AHA partnered with Illinois Department of Public Health and VNA to provide COVID-19 vaccines during the month of March.

The contractor has completed the exterior work for Indian Trail project. A final walkthrough will be conducted later in the week.

The AHA completed the Request for Proposal (RFP) to complete the interior of the units at Indian Trail Bids are due April 5, 2021.

The AHA also completed a Request for Qualifications (RFQ) for development of the agency's portfolio.



This request is for development companies to assist the AHA in creating new development ideas and plans for the agency's entire portfolio.

The agency completed its 2022 Budget and submitted for approval at the current meeting.

The agency has also completed its audit for 2020. Rubino and Company Chartered will provide details at the current meeting.

Lastly, staff will have 2022 planning meetings the week of April 5, 2021. Public Housing and maintenance will focus on Occupancy, rent collection and unit turnaround while Housing Choice Voucher staff will focus on new voucher and preparation for SEMAP.

OLD BUSINESS

None discussed

NEW BUSINESS

Philippe Lindsay of Rubino & Company provided details of the March 31, 2020 audit. Testing provided that the agency had no findings and no major adjustments to make.

Resolution 2021-02 Approval of Fiscal Year 2022 Operating Budget

Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-02, Six-eyes, zero nays.

Resolution 2021-03 Approval of Bad Debt Write-off

Mr. Jordan presented the resolution.

All questioned voiced were settled

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve Resolution 2021-03, Six-eyes, zero nays.

Resolution 2021-04 Approval of Cost-of-Living increase & Bonuses

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-04, Six-eyes, zero nays.

Resolution 2021-05 Approval of Ratification of Change Order

Mr. Jordan presented the resolution. Mr. Jordan and Board had open discussion regarding the Ratification and Indian Trail site.

A motion was made by Jackie Gibson and seconded by Frank Johnson to approve



The Aurora Housing Authority™

Resolution 2021-05, Six–eyes, zero nays.

EXECUTIVE SESSION

A motion was made to enter Executive Session to discuss terms and compensation of employment of specific personnel by Meloyne Wimbley and seconded by Frank Johnson at 5:17pm

A motion was made by Jackey Gibson and seconded by Meloyne Wimbley to adjourn the Executive session and reenter the Regular Meeting at 6:03pm

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Jackey Gibson to adjourn the Regular Meeting.

Meeting adjourned at 6:06pm.