



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
Link to Join Online: meet.google.com/txa-xdhs-kdo
September 29, 2021 at 4:30 pm

Present:	Joe Grisson III, Chairman	Also Present:	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman		Judy Maisonet, Finance Director
	Shireen Long, Commissioner (Virtually)		Carlos Guillen, Maintenance Director
	Frank Johnson, Commissioner		Alexandra Shuck, ROSS Coordinator
	Jackiey Gibson, Commissioner (Virtually)		Tracey Robinson, Interim HCV Director
	Sherrill Dodson-Lewis, Commissioner		

The meeting was called to order at 4:55 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 Sherrill Dodson Lewis and seconded by Meloyne Wimbley to approve Minutes of the Regular Board Meeting of August 25, 2021 –Six ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez was not available but Mr. Jordan read from the report. Mr Jordan highlighted the partnership with the Quad County Urban League to hire youth from the community for the fall grant they received.

Mr. Jordan added the AHA is at 98% occupancy and has been working on maintaining that. The most turnaround is always a Maple Terrace.

Mr. Jordan added there are some tenants the AHA is working on taking legal action. One in particular is due to Aurora Fire Department (AFD) deeming the tenant a fire health/safety hazard. Mr. Jordan, Board and Legal had open discussion.

All questions/concerns voiced were settled.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck provided a summary of her report.

All questions/concerns voiced were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that HCV issuance has been placed on hold. Families that already have voucher issued are searching but having a hard time finding units to lease. Applicants are still being approved but placed on the ready to house pool. Those families that are searching are being granted extensions to allow them to continue searching.

Emergency Housing Voucher wait list continues accepting applications. The Occupancy Department has pulled 100 from the waiting list to start the eligibility process. The first EHV briefing will be September 28, 2021 and issue 4 vouchers.

All questions/concerns voiced were settled.

Maintenance

Mr. Carlos Guillen provided from his report that maintenance staff prioritizes daily work orders and cleaning and disinfecting Centennial House and Maple Terrace. Staff continues assisting Smithereens Pest Control during the monthly treatments.

Mr. Guillen also provided a summary of work performed by contractors.

Executive Report

Mr. Jordan read from his report The AHA is providing customer service to residents during the COVID-19 pandemic. Staff is meeting with residents at each site monthly to provide information and take any resident complaints or maintenance requests.

The AHA continues making progress in administering the 45 Emergency Housing Vouchers. The AHA received 146 referrals from the partner agencies and is now reviewing 100 applicants' eligibility. The agency is finalizing the repairs of elevators at its Centennial House and Maple Terrace sites. Advance Elevator is making the final repairs and an inspection will be conducted next week to ensure that all repairs have been made correctly. A separate consultant will also inspect as quality control.

The AHA continues to monitor and work with the contractors to complete the modernization project at Indian Trail. 18 units have been completed to date. The goal is to complete all units within the next 5 weeks.

Auditors Rubino and Company were on site the week of September 20, 2021. They began the auditing process for the AHA fiscal year 2021 which ended March 31, 2021.

Mr. Jordan added that part-time employee Larry Dillard was promoted and is now full time at Centennial House. Larry was part of the STEP program the first year.

Additionally, the AHA is looking to hire 2 more part-time resident employees.

Lastly, the AHA is going to resume conducting inspections for both HCV and Public Housing.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Ms. Maisonet provided information to Commissioners on newly provided tablets.

Any questions voiced were settled.

EXECUTIVE SESSION

Session not required

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting.

Meeting adjourned at 5:36pm.