



# MINUTES

## BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

October 27, 2021 at 4:30 pm

<b>Present:</b>	Joe Grisson III, Chairman	<b>Also Present:</b>	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman		Judy Maisonet, Finance Director
	Frank Johnson, Commissioner		Carlos Guillen, Maintenance Director
	Sherrill Dodson-Lewis, Commissioner		Tracey Robinson, Interim HCV Director
			Maria Godinez, Director of Public Housing

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 Frank Johnson and seconded by Meloyne Wimbley to approve Minutes of the Regular Board Meeting of September 29, 2021 –Four ayes, zero nays.

### PUBLIC COMMENTS

No Public comments.

### FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the October financials.

All questions/concerns voiced were settled.

### DEPARTMENTAL REPORTS

#### **Public Housing**

Ms. Maria Godinez provided a summary of her report. Ms. Godinez added that the majority of the waiting list will continue closed with the exception of St. Charles and Public Housing 5 Bedroom.

Resident accounts have started being referred to the attorney to process for eviction.

Ms. Godinez also added the AHA is looking to hire for several position which include Public Housing Clerk, Maintenance Mechanic and two part-time resident employees.

All questions/concerns voiced were settled.

### **Resident Opportunities Self-Sufficiency (ROSS)**

Ms. Alexandra Shuck was not available but Mr. Jordan provided that the ROSS Annual report had been completed and submitted to HUD.

### **Housing Choice Voucher (Section 8)**

Mrs. Robinson read from her report. Her report, highlighting that HCV issuance had been placed on hold but will resume next month. There has been a total of 79 voucher issued with 14 families leased-up.

Emergency Housing Voucher wait list continues accepting applications. To date, there is 157 applicants on the waiting list with 143 having been pulled for final eligibility. 6 Emergency Housing Vouchers have been issued.

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.

Staff continues to work staggered shift to maintain CDC Social Distancing recommendations.

Board Commissioners and staff held open discussion regarding Indian Trail and the completion of the project. All questions/concerns voiced were settled.

### **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 Emergency Housing Vouchers. The AHA received 157 referrals from the partner agencies and is now has issued 9 vouchers thus far.

The AHA is reviewing the preliminary proposals from the 3 development companies that were selected. The goal is to begin the grade agency's portfolio and creating a master development plan 2022.

The Indian Trail project is in its final stage completion. The AHA inspected 24 units to ensure that all work has been completed. A report will be provided to the contractor to make the minor repairs that were found during the inspection.

Board Commissioners and staff held open discussion regarding AHA portfolio repositioning. Any questions voiced were settled.

#### **OLD BUSINESS**

None discussed

#### **NEW BUSINESS**

Resolution 2021-14: Approval of Contract for Southwind Playground

Mr. Jordan presented the resolution. Board Commissioners and staff held open discussion. Any questions voiced were settled.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-14, Four ayes, zero nays

#### **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 5:49pm.