



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
December 15, 2021 at 4:30 pm

Present:	Joe Grisson III, Chairman	Also Present:	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman		Maria Godinez, Director of Public Housing
	Shireen Long, Commissioner		Judy Maisonet, Finance Director
	Frank Johnson, Commissioner		Carlos Guillen, Maintenance Director
	Jackie Gibson, Commissioner		Tracey Robinson, Interim HCV Director
	Sherrill Dodson-Lewis, Commissioner		Alexandra Shuck, ROSS Coordinator

The meeting was called to order at 4:37 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 Shireen Long to approve Minutes of the Regular Board Meeting of November 17, 2021 –Five ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet stated that the financial were not available due to the meeting being held earlier in the month. Financial will be provided at the next meeting.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report. Ms Godinez highlighted the change issues by HUD via PIH notice requiring housing agencies to change from 14-day late rent notice to 30-day notice. An amendment to the Admission and Continued Policy (ACOP) is not required at this time.

Legal Counsel provided an update on court process at Kane County. Board and staff had open discussion regarding notice and court proceedings.

Ms. Godinez added that the agency is working with the towing company to implement electronic registration of vehicles as well as assigned parking for the residents on Northeast Drive and in the "circle" at Southwind. Board and staff had open discussion regarding parking and towing.

The AHA has partnered with Top Box Foods and Aurora Police Department to provide meat, dry goods and produce boxes the week before Thanksgiving to various AHA sites.

St. John AME is hosting Angel Tree Coat Drive benefiting Eastwood youth. Just over 100 children ages 0-18 old will receive coats, hats and gloves.

All questions/concerns voiced were settled.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck read from her report. Ms. Shuck highlighted the partnership with the VNA to provide COVID Booster vaccines at Centennial House and at Maple Terrace.

Ms. Godinez highlighted Northern Illinois Food Bank will be on site at Centennial House with the mobile truck. All board members were invited to volunteer.

All questions/concerns voiced were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there has been a total of 90 vouchers issued with 17 families leased-up. Extensions are being granted to allow families to continue their search for a unit.

Emergency Housing Voucher wait list continues accepting applications. To date, there is 172 applicants on the waiting list with 149 having been pulled for final eligibility. 31 Emergency Housing Vouchers have been issued. 1 family has leased up and 3 is pending for inspection approval, and 1 inspection passed and is pending to move in 1/1/2022.

All questions/concerns voiced were settled.

Maintenance

Mr. Carlos Guillen read from his report. He highlighted the units that were turned for occupancy. Other activities included servicing the snow blowers, assisting with prepping for COVID vaccination events and installing new air filters at all the scattered houses.

Mr. Guillen provided a list of unit turns that were completed. Mr. Guillen also provided a summary of work performed by contractors.

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

All questions/concerns voiced were settled.

Executive Report

Mr. Jordan read from his report the AHA is providing customer service to residents. Staff is meeting with residents at each site monthly to continue forming positive relationships.

The AHA continues making progress in administering the Emergency Housing Vouchers.

The AHA completed the final inspection of the last three buildings at Indian Trail. The contractor will make minor repairs that are needed.

The agency met with the Aurora Fire Department to discuss compliance issues at Maple Terrace and Centennial House. Aurora Fire Department attended the resident monthly meetings to provide a presentation to its staff and residents for fire safety purpose.

The Aurora Housing Authority is in a partnership with “The American Diabetes Association”, Blue Cross Blue Shield and Top box to provide Turkey’s and fresh produce to over 200 tenants on November 18th, 2021 and December 15, 2021.

The AHA partnered with VNA Healthcare to provide COVID-19 vaccination on December 3rd and December 15, 2021
Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-17: Approval of Employee Christmas Bonuses

Mr. Jordan presented the resolution.

Any questions voiced were settled.

A motion was made by Sherrill Dodson-Lewis and seconded by Shireen Long to approve Resolution 2021-17, Six ayes, zero nays

BOARD ACTION- Nomination and Election of Positions

Frank Johnson motioned to open Nomination

Nomination for Chair: Joe Grisson Nominated by Frank Johnson

Frank Johnson motioned to close Nomination, Seconded by Shireen Long

6 ayes 0 - nays

Nomination for Vice Chair: Meloyne Wimbley Nominated by Shireen Long

Shireen Long motioned to close Nomination, Seconded by Sherrill Dodson-Lewis

6 ayes 0 - nays

Nomination for Secretary: Frank Johnson Nominated by Sherrill Dodson-Lewis

Sherrill Dodson-Lewis motioned to close Nomination, Seconded by Jackiey Gibson

6 ayes 0 - nays

EXECUTIVE SESSION

A motion was made by Sherrill Dodson-Lewis and Seconded by Frank Johnson to enter into Executive Session for purpose of discussing compensation of a specific employee at 5:35pm

A motion was made by Sherrill Dodson-Lewis and seconded by Jackiey Gibson to adjourn the Executive Session and return to the Regular Meeting at 5:35 pm. Six ayes, zero nays

ADJOURNMENT

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

Meeting adjourned at 5:35pm.