



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/ktm-vfjo-rkd

February 23, 2022 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
	Frank Johnson, Commissioner		Judy Maisonet, Finance Director
	Sherrill Dodson-Lewis, Commissioner		Carlos Guillen, Maintenance Director
	Matthew Hicks, Commissioner		Tracey Robinson, Interim HCV Director
	Jackiey Gibson, 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 Sherrill Dodson-Lewis to approve Minutes of the Regular Board Meeting of January 26, 2022 –Five ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the January 2022 financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the AHA continues to promote social distancing and COVID safety. Staff completed mask goodie bags for each unit at Centennial House and Maple Terrace. Each bag contained 4-5 masks, personal size hand sanitizer (2 oz.), CDC informational literature and AHA updates and reminders.

The AHA has partnered with Northern Illinois Food Bank to provide a mobile food distribution to benefit multiple AHA sites and neighbours.

Finally, Ms. Godinez mentioned the first eviction has been scheduled for the first time in over two years. The Sheriff's office scheduled out almost a month and a half. The typical eviction processing time pre-COVID has more than doubled.

Resident Opportunities Self-Sufficiency (ROSS)

Miss Alexandra Shuck read from her report. Miss Shuck highlighted upcoming events which included VNA Health Care Pop-up Clinics at Centennial House and Maple Terrace.

All questions/comments voiced were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there has been a total of 96 voucher issued with 21 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 208 applicants on the waiting list with 149 having been pulled for final eligibility. 48 Emergency Housing Vouchers have been issued. 9 families have leased up.

Mr. Jordan added that applicants have continued struggling to find available units. The AHA will be working with TEC to assist Emergency Housing Voucher (EHV) recipients in the search and lease up of available units. TEC is also working with The Housing Authority of Joliet. Funding for EHV allows for these services.

All questions/concerns voiced were settled.

Maintenance

Mr. Carlos Guillen read from his report. He highlighted that maintenance staff continues to cleaning and disinfecting Centennial House and Maple Terrace. The AHA purchased a new high-tech floor scrubber that helps with the building disinfecting.

Four (4) units were turned for occupancy. Other activities included cleaning snow and spreading salt at all the sites assisting with prepping for food distribution events and the installation of new water meter at 1640 by the City of Aurora. There were two (2) frozen pipes at Maple Terrace.

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.

Lastly, Mr. Guillen passed along a message of appreciation from Maintenance staff, Nenad, as he retires at the end of the month after working for the AHA for 19 years.

Executive Report

Mr. Jordan read from his report, the AHA is providing customer service to residents. Resident meeting at all the sites were postponed due to the pandemic numbers rising. No in-person meetings are scheduled in January or February but will resume in March.

The AHA continues making progress in administering the Emergency Housing Vouchers. The AHA has issued a total of 48 vouchers.

The contractor for the Indian Trail project began the punch list repairs to finalize the work in the units. They have begun the installation of new security doors for each unit at the site.

The AHA created a Request for Proposal (RFP) to begin the installation of the washers and dryers at Indian Trail.

Northern Lights Development Corporation (NLDC) received approval of its permits from the City of Aurora to begin the modernization work at Emmanuel School. The agency is creating a RFP for the required work.

Mr. Jordan added that maintenance union negotiations have begun and will be finalized by the March Board meeting.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2022-01 Approval of Contract for the Indian Trail New Outlet Boxes

Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2022-01, Six-ayes, zero nays.

Mr. Bernard Weiler, Legal counsel, provided a brief update of expected activity with court cases.

EXECUTIVE SESSION

No Executive Session required.

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:14pm.