



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/eeey-kfxq-tjm

March 30, 2022 at 4:30 pm

Present:	Joe Grisson III, Chairman	Also Present:	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman (Virtual)		Maria Godinez, Director of Public Housing
	Frank Johnson, Commissioner		Judy Maisonet, Finance Director
	Sherrill Dodson-Lewis, Commissioner (Virtual)		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 4:35 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 Mathew Hicks to approve Minutes of the Regular Board Meeting of February 23, 2022 –Five ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

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

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the AHA continues to partner with Northern Illinois Food Bank to provide a mobile food distribution to benefit multiple AHA sites and neighbours.

Ms. Godinez added that the monthly resident meeting resume in the month of March at all the sites. The meeting provides a platform for staff and residents to gather and share information and resources via partner agencies.

Lastly, Ms. Godinez mentioned regarding the MASS indicators, although the AHA had ended the previous month with a 97 percent occupancy, as on the meeting date the occupancy rate was at 99 percent.

All questions voiced were settled.

Resident Opportunities Self-Sufficiency (ROSS)

Miss Alexandra Shuck read from her report. 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 24 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 222 applicants on the waiting list with 149 having been pulled for final eligibility. 46 Emergency Housing Vouchers have been issued. 16 families have leased up.

The AHA is working with TEC to assist Emergency Housing Voucher (EHV) recipients in the search and lease up of available units.

Maintenance

Mr. Carlos Guillen read from his report. He highlighted that maintenance staff continues to cleaning and disinfecting Centennial House and Maple Terrace. Maintenance staff has been completing drywall repairs in common areas such as hallways and stairwells as well as painting.

Three (3) units were turned for occupancy. Other activities included assisting with prepping for food distribution events, cleaning grounds at all sites, Cintas serviced all fire extinguishers at various sites, the installation of new heating pump at Centennial House by RMG Plumbing and lastly, ComEd repairs on a neutral fault at Foran Lane Scattered Site.

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

All questions/comments voiced were settled.

Executive Report

Mr. Jordan read from his report, the AHA is providing customer service to residents. Resident meeting resumed in March at each site. All the meetings had great attendance.

The AHA continues making progress in administering the Emergency Housing Vouchers. The AHA has issued a total of 48 vouchers. The agency continues to meet weekly with its partners to provide updates and discuss issues. The agency has partnered with an agency called Tec services to provide assistance to our clients to find housing in the Aurora area.

Mr. Jordan added for regular voucher extension are being given. However, the AHA is reaching out to all those applicants that had vouchers issued and are still not leased up and have little activity to see if they are still interested in the program.

The contractor for the Indian Trail project completed the punch list items for each of the units. The security doors have been installed. The agency has selected the contractor to begin the work of installation of washers and dryers at the site. This project will begin in the month of April.

Northern Lights Development Corporation (NLDC) continues to work on the closing of Fourteen Forty-Nine Senior Estates. The agency is working on rezoning the land and converting the over to the non-for-profit. NLDC has also created an RFP to modernize the Emmanuel School. The Emmanuel school will become a Youth Center for the City of Aurora once the work is completed. The goal is to have the work completed by June 30, 2022.

Mr. Jordan invited Board members to the City Council meeting April 6, 2022 which would be for rezoning.

The AHA will begin a marketing plan. The plan will include all activities since July of 2018 then provide annual updates.

As part of the master plan and redevelopment of AHA's portfolio, official meeting regarding Eastwood will start in April. Should residents decide for tear down process, the AHA must hold at least two (2) official meeting for resident approval before submitting an application to HUD.

Mr. Jordan added that VNA is now offering as part of our partnership on-site monthly pop-up wellness clinics at Centennial House & Maple Terrace.

All questions/comments voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2022-02 Approval of Ratification of Change Order

Mr. Jordan presented the resolution. All questions voiced were settled.

A motion was made by Frank Johnson and seconded by Jackie Gibson to approve Resolution 2022-02, Six-ayes, zero nays.

Resolution 2022-03 Approval of Fiscal Year 2023 Operating Budget

Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Jackie Gibson to approve Resolution 2022-03, Six-ayes, zero nays.

Resolution 2022-04 Approval of Bad Debt Write-off

Mr. Jordan presented the resolution. All questions voiced were settled.

A motion was made by Jackie Gibson and seconded by Mathew Hicks to approve Resolution 2022-04, Six-ayes, zero nays.

Resolution 2022-05 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 2022-05, Six-ayes, zero nays.

Resolution 2022-06 Approval of the Collective Bargaining Agreement

Mr. Jordan presented the resolution.

A motion was made by Jackie Gibson and seconded by Meloyne Wimbley to approve Resolution 2022-06, Six-ayes, zero nays.

Mr. Bernard Weiler, Legal counsel, provided a brief update of expected activity regarding AHA/Northern Lights Development Corp's Board standing and the need to appoint officers.

EXECUTIVE SESSION

A motion was made to enter Executive Session to discuss potential and/or pending litigation by Jackie Gibson and seconded by Mathew Hicks at 5:49pm

A motion was made by Frank Johnson and seconded by Jackie Gibson to adjourn the Executive session and re-enter the Regular Meeting at 6:14pm

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Jackie Gibson to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 6:15pm.