



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/mok-smet-rwq

April 27, 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
	Jackie Gibson, Commissioner		Alexandra Shuck, ROSS Coordinator

The meeting was called to order at 4:41 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 March 30, 2022 –Five ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet indicated that March Financial were not available due to Fiscal Year end 3/31/2022. Copies would be provided at a later date.

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. A distribution was held March 22, 2022 and the next one will be May 2, 2022. Ms. Godinez invited the all to volunteer during the distributions.

Ms. Godinez added that the monthly resident meeting resumed 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. All of the meeting had great attendance.

Lastly, Ms. Godinez mentioned regarding the MASS indicators, AHA ended the month with an occupancy of 99 percent. The AHA only has 4 vacancies agency wide.

Resident Opportunities Self-Sufficiency (ROSS)

Miss Alexandra Shuck read from her report. All questions/comments voiced were settled.

The Board had an open discussion regarding hiring events.

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 25 families leased-up. 1 family was ported to Joliet Housing Authority.

The AHA continues to meeting with Emergency Housing Voucher referring agencies every Friday to go over updates and discuss any obstacles. To date, there are 226 applicants on the waiting list with 149 having been pulled for final eligibility. 48 Emergency Housing Vouchers have been issued. 20 families have leased up and 1 applicant pending lease-up.

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 and painting in common areas such as hallways and stairwells.

Maintenance is preparing for Real Estate Assessment Center (REAC) inspections at Maple Terrace and Centennial House. REAC inspections are scheduled for May 20, 2022.

Mr. Guillen provided a list of unit turns that were completed. Four (4) units were turned for occupancy.

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

Lastly Mr. Guillen indicated that the crew has returned to the normal schedule of 8:00-4:30pm with some overtime in order to prepare for REAC.

All questions/comments voiced were settled.

Executive Report

Mr. Jordan read from his report, the AHA is providing customer service to residents. April's Resident meetings at each site had good attendance. The City of Aurora, Aurora Police Department and other organizations had presentations at the meetings.

The Aurora Housing Authority and its instrumentality, Northern Lights Development Corporation (NLDC) has been going through an approval process for re-zoning of the land at Jericho for the development of the Fourteen Forty-Nine Senior Estates. The approval of the re-zoning and the redevelopment of the land is going through the approval process via the City of Aurora's City Council. The City did approve Tuesday night.

NLDC has selected a contractor to complete the modernization of the Emmanuel School. Work will commence the week of April 25, 2022 and will be a youth center upon completion.

The AHA has begun the process of installing the plumbing boxes at each unit at Indian Trail. Once completed, the agency will purchase and install stackable washers and dryers for each unit.

The Housing Authority is working on the Annual and 5-year plan. The plan will include modernization work and other site plans to upgrade the agency's portfolio.

Mr. Jordan added that we were notified that he received notification of REAC inspections for AMP 2 (Centennial House & Maple Terrace) for May 20, 2022. A notice was also received that AMP 1 (Family & Scattered Sites) would be inspected June 2, 2022.

The Summer Training Employment Program 2022 will start with June 10th Orientation and programs start June 13, 2022. The program will be for 8 weeks for teens ages 13-18. The Life Skills training will be incorporated on Fridays.

St. John AME hosted and Easter Egg Hunt at Eastwood for the residents on April 16, 2022. They also provided grilled food, prizes and McDonalds gift cards.

The Audit was completed, a special meeting may be scheduled in May in order to present the audit to the Board.

Mr. Jordan also commented on the agency's occupancy rate of 99 percent; only 4 vacant units and the importance of that accomplishment.

All questions/comments voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2022-07 Approval of Landscaping Contracts

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2022-07, Six-eyes, zero nays.

Bernard Weiler, AHA's Legal Counsel, provided information regarding appointments for NLDC. NLDC meetings will be conducted immediately after the AHA Regular Board meetings.

Board had an open discussion regarding scheduling future special meetings.

EXECUTIVE SESSION

None required.

ADJOURNMENT

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

Meeting adjourned at 5:30pm.