



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Board Meeting was conducted virtually due to
CDC Social Distancing Recommendations
Link to Join: meet.google.com/gbi-bcxt-oof
July 28, 2021 at 4:30 pm

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

The meeting was called to order at 4:30 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 June 30, 2021 and the Minutes of the Special Board Meeting of July 6, 2021 –Six ayes, zero nays.

PUBLIC COMMENTS

No Public comments. However, Ms. Maria Godinez took a moment to introduce two new employees to the Board. Ms. Tiffany Merrill is the new property manager at Maple Terrace. Ms. Jocelyn Jones joins the Occupancy Department.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of June 2021 financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that AHA staff continues working with partner agencies to obtain referrals for the Emergency Housing Voucher waiting list. As of the meeting date the AHA has received 62 referral applicants.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck provided a summary of her report.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report, her report, highlighting that HCV staff continues conducting orientations for new participants virtually. As of the meeting date a total of 65 voucher have been issued. However only 6 families have successfully leased-up.

The software company has set up the Emergency Housing Voucher wait list in the system. AHA staff will continue to monitor the wait list on a weekly basis. The goal is to reach 150-200 applicants on the wait list by September 15, 2021.

Any questions voice, were settled.

Maintenance

Mr. Carlos Guillen provided from his report that maintenance staff prioritizes daily work orders and cleaning and disinfecting.

Maintenance staff also continues working with the STEP participants teaching them new skills.

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

Executive Report

Mr. Jordan read from his report The AHA is providing good customer service to residents.

The AHA received forty-five (45) Emergency Housing Vouchers (EHV) from HUD. The agency made substantial progress with the partnerships with the Kane County Continuum of Care, Hesus House, Mutual Ground and AID. The AHA will begin the eligibility process for the potential clients in August of 2021. These vouchers will be added to the Voucher Management System (SEMAP).

The Aurora Housing Authority completed the interview process with 8 Real Estate Development companies that submitted proposals to assist in the repositioning its housing portfolio. The AHA will select up to 4 companies to work with to upgrade and/or create more affordable housing in Aurora. The Physical Needs Assessments (PNA) have been completed to assist the agency in determining the best options for each site.

The modernization of the interior of the Indian Trail units has begun. The estimated completion of the project will be 90-120 days.

Mr. Jordan also commented on the new hires. He added that there will be some reorganization due to another employee resigning.

The AHA's Summer Training and Employment Program (STEP) will end on Friday, July 30, 2021. Over 30 teens assisted by keeping the grounds clean and upkeeping the landscaping. End of the Year celebration for the program will be on July 30, 2021 at the Prisco Center from 12pm-4pm. All the Board member are invited to attend.

Lastly, Mr. Jordan provided a brief update on the NLDC school building. Mr Jordan and Board Members had an open discussion regarding the building and potential partners.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-11: Approval of Contract for Installation of New Electric Service at Indian Trail

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Jackiey Gibson to approve Resolution 2021-11, Six ayes, zero nays

Resolution 2021-12: Approval of Contract for Installation of New Central Air Conditioner Units at Indian Trail

Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-12, Six ayes, zero nays

EXECUTIVE SESSION

A motion was made to enter Executive Session to discuss pending litigation by Frank Johnson and seconded by Meloyne Wimbley at 5:17pm

A motion was made by Jackiey Gibson and seconded by Meloyne Wimbley to adjourn the Executive session and re-enter the Regular Meeting at 5:29pm

ADJOURNMENT

A motion was made by Jackiey Gibson and seconded by Frank Johnson to adjourn the Regular Meeting.

Meeting adjourned at 5:30pm.