



# 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/euu-ashw-sjw](https://meet.google.com/euu-ashw-sjw)

May 26, 2021 at 4:30 pm

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

The meeting was called to order at 4:32 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 to approve the Minutes of Board Meeting of April 28, 2021 –Four ayes, zero nays.

### PUBLIC COMMENTS

No Public comments

### FINANCIAL REPORTS

Financials are not available at this time due to Fiscal Year End close-out process. The March and April financials can be provided upon receipt or at the next Board meeting.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting the waiting list. Ms. Godinez stated all the waiting list are closed with the exception of the St. Charles Senior Living Community -Project Based Voucher, which will remain open.

Ms Godinez also highlighted the 3<sup>rd</sup> annual Summer Employment and Training Program (STEP) which will commence June 7, 2021 and run through July 30, 2021. The AHA will provide students PPE gear and encourage social distancing while participating in the program. The AHA would like to hold an End of the Year celebration for the Students at the Prisco Center.

The Board and staff held an open discussion regarding the STEP program. All questions voiced were settled.

### **Resident Opportunities Self-Sufficiency (ROSS)**

Ms. Alexandra Shuck provided a summary of the ROSS program.

### **Housing Choice Voucher (Section 8)**

Ms. Robinson provided from her report; HCV Staff has conducted 7 orientation briefings for new participants being issued a Housing Choice Voucher. A total of 33 voucher have been issued.

Mr. Jordan added that Section Eight Management Assessment Program (SEMAP) due May 31, 2021 has already been submitted.

### **Maintenance**

Mr. Carlos Guillen read from his report highlighting that maintenance staff continues to address primarily work order, night calls cleaning/disinfecting and vacancy turn arounds.

Mr. Guillen provided a list of contractors and work performed at the various sites.

### **Executive Report**

Mr. Jordan provided from his report that the agency's fiscal year ended March 31, 2021. Staff has been working on completing its submission of the Housing Choice Voucher Program's SEMAP report, which is due May 31, 2021. The agency submitted its SEMAP report to HUD on May 24, 2021.

The AHA is in the process of installing a new playground at the Southwind housing site as current playground is in poor condition and needs to be replaced. The agency will also replace the backboard and rim at the site.

The agency has partnered with the Fox Valley United Way and Fox Valley Park District to provide program for families that have children ages 0-5. The program will provide educational and recreational events for the parents and children.

The AHA will host Summer Training and Employment Program (STEP) for teen between ages 13-18 starting on June 7, 2021. The program will be held for 8 weeks, ending July 30, 2021.

The Aurora Housing Authority has been approved for a \$15mil Low-Income Housing Tax Credit (LIHTC) grant from Illinois Housing Development Authority (IHDA). The grant will be used to provide more affordable housing in the City of Aurora. Mr. Jordan is meeting with City officials May 27, 2021 to provide details and coordinate press release to the public and media outlets.

The AHA received forty-five (45) Emergency Housing Vouchers (EHV) from HUD. The vouchers will assist homeless, near homeless population and victims of domestic violence. The agency will have to partner with the Kane County Continuum of Care, Hesed House, Mutual Ground and AID. The voucher will be available July 1, 2021.

Lastly, the interior work at Indian Trail is tentatively scheduled to commence at the end of June. All residents and contractor employees will be required to be COVID-19 tested before any work is done. In addition to rehabbing the units, the electrical panels will be upgraded on 23 units and central air conditioners at all units.

Mr. Jordan and Board had open discussion regarding the EHV. Any questions voiced were settled.

#### **OLD BUSINESS**

None discussed

#### **NEW BUSINESS**

Chairman Joe Grisson expressed he will be meeting with AHA staff in the coming weeks as part of the open door policy.

#### **EXECUTIVE SESSION**

A motion was made to enter Executive Session to discuss adjustment of contract and termination of employment of specific personnel by Frank Johnson and seconded by Sherrill Dodson-Lewis at 5:13pm

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to adjourn the Executive session and re-enter the Regular Meeting at 5:59pm

#### **ADJOURNMENT**

A motion was made by Sherrill Dodson-Lewis and seconded by Joe Grisson to adjourn the Regular Meeting.

Meeting adjourned at 6:01pm.