



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/hkx-kkrk-ejt

June 30, 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
	Jackiey Gibson, Commissioner		
	Sherrill Dodson-Lewis, Commissioner		

The meeting was called to order at 4:34 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 Meloyne Wimbley and seconded by Frank Johnson to approve the Minutes of the Working Session May 24, 2021 and the Minutes of the Regular Board Meeting of May 26, 2021 –Four ayes, zero nays.

PUBLIC COMMENTS

No Public comments

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of April and May 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.

Ms. Godinez also commented that Tenant Account Receivables are higher than average. Therefore, and extra focus will be placed on bringing that back down. An open discussion was held regarding rent collection, eviction moratorium and possible resolutions.

Any questions voice, were settled.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck was not available to present her report.

Housing Choice Voucher (Section 8)

Mrs. Robinson was not available nor was her report. However, Mr Jordan provided that the AHA has been granted 45 Emergency Housing Vouchers (EHV). The AHA has partner with Kane County Continuum of Care, Hased House, Mutual Ground and AID.

Mr. Jordan added that the AHA will enter into Memorandum of Understanding (MOU) with all the partner agencies. They will refer applicants. If we do not receive enough referrals, we will open the waiting list.

HUD has provided funding for the EHV.

Any questions voice, were settled.

Maintenance

Mr. Carlos Guillen was not available nor was her report.

Executive Report

Mr. Jordan provided from his report that a new management plan has been created for the new fiscal year. The plan includes a unit turnaround plan and Asset management plan for fiscal year 2022.

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, Hased House, Mutual Ground and AID. The voucher will be available July 1, 2021.

The AHA's Summer Training and Employment Program (STEP) began on June 7, 2021 with 36 kids working the program. The program will be for 8 weeks and host an End of the Year celebration for the program on July 30, 2021 at the Prisco Center.

The Aurora Housing Authority and Northern Lights Development Corporation has received approval from the City of Aurora for a Memorandum of Agreement to assist the agency in creating a Youth Center at the old Emmanuel School.

The agreement will provide the agency funding to rehabilitate the school and create a Youth Center for the City of Aurora.

Mr. Jordan added that in order to create the youth center, the building will have to be rezoned as it currently slated only for office space.

The AHA is in the process of modernizing the interior of 36 units at the Indian Trail site. The rehabilitation will include bedrooms, bathrooms, floors, kitchen cabinets, interior and exterior doors, paint and new light fixtures. The electrical system will be upgraded in order to provide central air and washer and dryers for each unit.

Mr. Jordan indicated that the process of COVID testing all the families has started. This will help ensure that residents and contractor are safe and healthy.

Lastly, Mr. Jordan stated he and Mr. Grisson met with City of Aurora staff regarding the tax credit project, Fourteen Forty-nine Senior Estates. The AHA is waiting on the closing and start construction March of 2022.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-08: Approval if Intergovernmental Agreement with DuPage Housing

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Jackiey Gibson to approve Resolution 2021-08, Five ayes, zero nays

Resolution 2021-09: Resolution Extending the Employment Agreement between AHA & Executive Director

Mr. Jordan presented the resolution.

A motion was made by Jackiey Gibson and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-09, Five ayes, zero nays

EXECUTIVE SESSION

Executive Session not required

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting.

Meeting adjourned at 5:20pm.