



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
August 25, 2021 at 4:30 pm

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

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 Dodson Lewis to approve Minutes of the Regular Board Meeting of July 28, 2021 –Four ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Mr Jordan provided a summary of the 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 the STEP End of the Year celebration was successful and the youth are anxious for next year's program.

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 75 voucher have been issued. However only 6 families have successfully leased-up. Families are still having a hard time finding units to lease.

Emergency Housing Voucher wait list continues accepting applications. The Occupancy Department began pulling 25 applicants each week. Once applicants are approved, staff will conduct a briefing appointments to issue vouchers.

Maintenance

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

Staff continues assisting Smithereens Pest Control during the monthly treatments.

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 during the COVID-19 pandemic. There are monthly meeting at the sites to provide information and take any resident complaints or maintenance requests.

The AHA made substantial progress in administering the 45 Emergency Housing Vouchers. The goal is to begin issuance of the voucher as soon as possible. Mr. Jordan added that the HUD goal to have the voucher issued by November 1, 2021 however the AHA will start issuing them in September.

The AHA Summer Training and Employment Program (STEP) ended on July 30, 2021 and had a End of the Year Celebration at the Fox Valley Park District's Prisco Center. Parents were invited to attend as well.

Advance Elevator conducted a walkthrough of the elevators at Centennial House and Maple Terrace. The company agreed to make repairs and provide preventative maintenance service on a monthly basis. This should help minimize the complaints and issues with the elevators.

The AHA reviews extermination reports on a monthly basis. Some residents were refusing extermination service on a monthly basis. The AHA reach out to those tenants and spoke with the residents at the monthly meetings.

The agency's evaluation team had completed the evaluation process for the Request of Qualifications (RFQ) for Development. The AHA selected 3 companies and will begin the process of selecting 1 company to assist with the development project.

Mr. Jordan added that the City of Aurora and the architect will meet next Monday at 3:30pm to finalize the NLDC/Emmanuel School project.

The AHA will also meet with the City of Aurora to discuss the CDGB grant that the AHA was to receive.

Lastly, the closing on the house on Bishop is set for Friday.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-13: Approval of Real Estate Development Partners for Portfolio Repositioning
Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-13, Four ayes, zero nays

Vice Chair, Ms. Wimbley, presented a question regarding future meeting being conducted in person.
Board had open discussion. All questions voiced were settled.

EXECUTIVE SESSION

Session not required

ADJOURNMENT

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

Meeting adjourned at 5:22pm.