



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
Link to Join Online: meet.google.com/ogg-hprt-odt
January 25, 2022 at 4:30 pm

Present:	Joe Grisson III, Chairman Meloyne Wimbley, Vice Chairman Frank Johnson, Commissioner Jackie Gibson Matthew Hicks, Commissioner Sherrill Dodson-Lewis, Commissioner	Also Present:	Ralph Jordan, Executive Director Maria Godinez, Director of Public Housing Judy Maisonet, Finance Director Tracey Robinson, Interim HCV Director Carlos Guillen, Director of Maintenance Manuela Navarro, Business Analyst Alexandra Shuck, ROSS Coordinator Bernard Weiler, Legal Counsel
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The meeting was called to order at 4:37 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 Sherrill Dodson-Lewis and seconded by Frank Johnson to approve the Minutes of the Regular Board Meeting of December 14, 2022. -Five ayes, zero nays.

A motion was made by Sherrill Dodson-Lewis and seconded by Mathew Hicks to approve the Minutes of the Special Board Meeting of January 18, 2023 -Five ayes, zero nays

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 83 applicants for the month due to various reasons.

The Occupancy Department is working on the purge of the voucher programs.

AHA Staff met with Aurora Police Department COP staff to meet the new COP officers and review activities at the various sites.

Ms. Godinez also commented regarding the MASS indicators that the Tenant Account Receivables (TAR) are higher than normal. LIPH will be working hard to bring that number down.

Resident Opportunities and Self-Sufficiency

Ms. Shuck provided a summary of the ROSS report.

All questions voice were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there have been 25 vouchers issued for December 2022 and January 2023. 39 families have leased-up. 4 families found housing with other agencies.

AHA staff continues to meeting with Emergency Housing Voucher referring agencies every Friday to go over updates and discuss any obstacles. To date, there are 310 applicants on the waiting list with 269 having been pulled for final eligibility. 33 families have leased up. 48 vouchers have been issued.

Maintenance

Mr. Carlos Guillen read from his report highlighting work done at various sites.

The State Boiler Inspector inspected at Maple Terrace. The inspection was passed. Some repairs were done at Centennial House. We are waiting for new the boiler certificates.

ComEd finished replacing the underground cables at Centennial House. ComEd also installed other updated equipment. The new equipment will help reduce future power outages.

Maintenance completed 6 unit turn arounds. 1 Scattered Site and various units throughout other sites.

Executive Report

Mr. Jordan read from his report highlighted the continued customer service to residents and clients. Staff continues to conduct monthly meeting with the Public Housing residents.

The AHA has created a partnership with the Kane County State's Attorney office staff who attend the resident meeting. Aurora Police Department COPs also attend the monthly meetings.

The Aurora Housing Authority staff was involved in a Low-Income Housing Tax Credit (LIHTC) training conducted by Nan McKay from January 4th through January 6th.

The Aurora Housing Authority completed and submitted its audit for 2022 to the Department of Housing and Urban Development (HUD) on the last week of December 2022. The audit was completed and submitted with no findings.

The agency conducted a staff meeting on January 17, 2023 to discuss its plan for 2023. The AHA has a number of Request for Proposals (RFPs) to complete for modernization and rehabilitation of the properties among other items.

The AHA will inspect 100% of the properties in February 2023. Once the inspection are completed, staff will create a plan to make all the repairs that are needed.

The agency and Northern Lights Development Corporation (NLDC) are finalizing the closing process for the Fourteen Forty Nine Senior Estates project. The goal is to have development closed in March of 2023 and begin construction in March 2023.

Mr. Jordan added that HUD chose to audit the Housing Choice Voucher program. Mrs. Robinson submitted all the requested information. HUD will provide feedback as it is available.

The AHA participated in a City of Aurora Listening meeting regarding providing assistance to homeless via a grant being received by the City. The Commissioners and Mr. Jordan had an open discussion regarding the topic.

All questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2023-02: Authorizing the Execution of a Subdivision Bond and other Subdivision Bond Documents

Mr. Jordan presented the resolution.

A motion was made by Jackie Gibson and seconded by Frank Johnson to approve Resolution 2023-02, Six ayes, zero nays

Resolution 2023-03: Resolution 2023-03 Approval of Engineering Service, Engineering Site Inspection, Engineering Plan Review and Wetland Review Fees

Mr. Jordan presented the resolution. All questions voice were settled.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2023-03, Six ayes, zero nays

EXECUTIVE SESSION

Pursuant to motion made by Commissioner Frank Johnson and seconded by Commissioner Sherrill Dodson-Lewis, with all Trustees present, voting in favor thereof, the January 25, 2023 meeting of the Board of Commissioners was adjourned into Closed Session at 5:49 p.m. for purposes of discussing the terms and conditions of employment of a specific employee pursuant to 5 ILCS 120/2(c)(1).

ADJOURNMENT

The Open Session of the regular meeting of the Commissioners of the Aurora Housing Authority having been recessed into Closed Session at 5:49 p.m. on January 25, 2023 and the Closed Session having been conducted and concluded by 5:55 p.m. The Open Session of the meeting of Commissioners was reconvened at 5:56 p.m. on January 25, 2023. Present were Chairman Joseph Grisson III, Commissioner Jackie Gibson, Commissioner Frank Johnson, Commissioner Matthew Hicks, Commissioner Sherrill Dodson-Lewis and Commissioner Meloyne Wimbley. Also present were Executive Director Ralph Jordan and Attorney Bernie Weiler. Upon calling the meeting to order, Chairman Grisson called for a motion pertaining to matters discussed in Executive Session.

Whereupon, Frank Johnson moved that a bonus for the Executive Director for work conducted in calendar year 2022 be paid to the Executive Director in the amount of \$16,000.00 to be paid upon the next payroll period of January 27, 2023. The motion was seconded by Commissioner Matthew Hicks with all Commissioners voting in favor thereof.

Whereupon, Commissioner Gibson moved for adjournment, that motion was seconded by Commissioner Wimbley, with all Commissioners voting in favor thereof, whereupon the regular meeting of the Commissioners was adjourned at 5:59 p.m. on January 25, 2023. Meeting adjourned at 5:59pm.