



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/qmb-aufr-ayh

March 29, 2022 at 4:30 pm

Present:	Joe Grisson III, Chairman	Also Present:	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman		Maria Godinez, Director of Public Housing
	Frank Johnson, Commissioner		Judy Maisonet, Finance Director
	Jackie Gibson, Commissioner		Tracey Robinson, Interim HCV Director
	Matthew Hicks, Commissioner		Carlos Guillen, Director of Maintenance
	Sherrill Dodson-Lewis, Commissioner		Alexandra Shuck, ROSS Coordinator
			Bernard Weiler, Legal Counsel

The meeting was called to order at 4:33 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 the Minutes of the Regular Board Meeting of January 25, 2023 and Executive Session Minutes from January 25, 2023. -Six ayes, zero nays.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve the Minutes of the Regular Board Meeting of February 22, 2023. -Six 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 95 applicants for the month due to various reasons.

The Public Housing waiting for one (1) bedroom has reopened after reviewing the results of the purge. The two (2) and three (3) bedrooms wait list will remain closed.

The AHA partnered with the Dunham Foundation to provide Indian Trail youth the opportunity to participate in the after-school program conducted by Huntington Learning Center.

The AHA has begun the 2023 Summer Training and Employment Program planning. Tentatively students will attend orientation Friday, June 9th and begin work Monday, June 12, 2023.

AHA staff met with representatives from Changing Children's Worlds Foundation. The foundation would bring parent workshops and programs/workshops for students and young adults. The Foundation will provide Life Skills trainings for STEP participants as well.

The Xilin Association who already provides services to residents, is looking to expand their mobile services. The AHA and Xilin staff will continue to collaborate and bring beneficial programs and activities to mutual clients.

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 53 families have leased.

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 321 applicants on the waiting list with 284 having been pulled for final eligibility. 37 families have leased up. There are four participants vouchers that have expired. We have reached out to them for an extension. If no response we will issue those EHV in April.

Mrs. Robinson also mentioned The US Department of Housing and Urban Development conducted a Quality Assurance Division (QAD) audit for our agency for the Voucher Management System (VMS). The QAD was for the VMS reporting period, January 1, 2022 through December 31, 2022. The agency had the exit call on March 1, 2023. There were seven (7) concerns relating to the VMS and we had zero findings. The corrections were made in the VMS system and we have created a corrective action plan (s) as result of the review. All corrections and the corrective action plan must be submitted 30 days from date of the report.

Maintenance

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

Maintenance staff completed inspection of some unit while walking with architects for the Physical Needs Assessments (PNA). Work orders were issued for any findings and making repairs.

There was four (4) vacancies completed at Maple Terrace.

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. Aurora Police COP officers and Kane County State's Attorney office representatives also attend the meetings.

The Aurora Housing Authority partnered with the Dunham Foundation to provide and after school program at Indian Trail. The program has the potential to expand to other sites.

The agency is beginning the Request for Proposal (RFP) process for multiple maintenance projects for the agency. The agency is creating RFPs for new security camera's, pest control and elevator upgrades for particular sites.

The agency has met with the residents at the Eastwood site to get their opinion and survey on the demo/disposition plan for the site. The residents and staff had a very positive meeting in regards to this project.

The Northern Lights Development Corporation is working on the modernization of the Emmanuel School. The school will become a Youth Center and the goal is to have all the work completed by June of 2023.

The Aurora Housing Authority and Northern Lights Development Corporation is continuing to work on the closing process for the Fourteen Forty Nine Senior Estates project. The proposed closing date for the project is April 17, 2023. The agency will conduct a groundbreaking once the deal is closed.

Mr. Jordan added that possibility of Westwood Park being donated to Aurora Housing Authority.

Board and Staff had open conversation regarding the park possibilities and programs.

Mr. Weiler provided an update regarding court cases that had been dismissed.

All questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2023-04: Approval of Bad Debt Write-off

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

A motion was made by Frank Johnson and seconded by Jackie Gibson to approve Resolution 2023-04, Six ayes, zero nays

Resolution 2023-05: Approval of Year End Bonus FY2023 and Cost of Living Increase

Mr. Jordan presented the resolution.

A motion was made by Sherrill Dodson-Lewis and seconded by Meloyne Wimbley to approve Resolution 2023-05, Six ayes, zero nays

Resolution 2023-06: Approval of Maintenance Staff Wage Rate Increase for FY2024

Mr. Jordan presented the resolution.

A motion was made by Sherrill Dodson-Lewis and seconded by Jackie Gibson to approve Resolution 2023-06, Six ayes, zero nays

Resolution 2023-07: Approval of Fiscal Year 2024 Operating Budget
Tabled to the April meeting.

EXECUTIVE SESSION

None Required

ADJOURNMENT

A motion was made by Jackie Gibson and seconded by Sherrill Dodson-Lewis to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:44pm