



# MINUTES

## BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle  
Link to Join Online: [meet.google.com/kpw-ifnk-xfh](https://meet.google.com/kpw-ifnk-xfh)  
April 26, 2022 at 4:30 pm

<b>Present:</b>	Joe Grisson III, Chairman Meloyne Wimbley, Vice Chairman Frank Johnson, Commissioner Matthew Hicks, Commissioner Sherrill Dodson-Lewis, Commissioner	<b>Also Present:</b>	Ralph Jordan, Executive Director Maria Godinez, Director of Public Housing Judy Maisonet, Finance Director Tracey Robinson, Interim HCV Director Carlos Guillen, Director of Maintenance Alexandra Shuck, ROSS Coordinator Bernard Weiler, Legal Counsel
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The meeting was called to order at 4:43 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 March 29, 2023 . -Five ayes, zero nays.

A motion was made by Frank Johnson and seconded by Mathew Hicks the minutes of the Special Board Meeting from April 20, 2023. -Five ayes, zero nays.

### PUBLIC COMMENTS

No Public comments.

### FINANCIAL REPORTS

Ms. Judy Maisonet provided that we do not have the regular monthly financials due to it being the Fiscal Year (FY)End.  
Ms. Maisonet did provided a breakdown of the FY2024 Budget.  
All question voiced were settled.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 212 applicants for the month due to various reasons.

The AHA has begun the 2023 Summer Training and Employment Program planning. Tentatively students will attend orientation Friday, June 9<sup>th</sup> and begin work Monday, June 12, 2023. Life Skills Presentations will be held every Friday. Applications from students and supervisors will be accepted throughout the month of May.

Ms. Godinez added that the AHA is still looking to purchase a van/bus to be able to transport the students.

All questions voice were settled.

### **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 up. There upcoming HCV briefings May 9<sup>th</sup> and 11<sup>th</sup> with an additional six voucher being issued at each.

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 331 applicants on the waiting list with 284 having been pulled for final eligibility. 37 families have leased up. There are six vouchers that available which were issued at the briefing on April 25<sup>th</sup>.

### **Maintenance**

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

The City of Aurora is inspecting the exterior of scattered sites. Maintenance staff is painting all exterior windows, door trims and soffits at the unit that have been inspected.

Maintenance completed 5 vacancies. One unit was a complete rehab, which included new drywall, insulation paint, walk-in shower, new flooring, vanity and light fixtures among other items.

### **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 agency has completed the Physical Needs Assessment (PNA) for the Eastwood site. The agency will continue to work on the information that is needed for the demo/disposition of the Eastwood site.

The AHA created a Request for Proposal (RFP) for pest control during the month of March and has received proposals from 4 different companies. The agency will begin the evaluation process and select the company for pest control during

the month of May. The selection of the company will be presented to the Board of Commissioners for approval at the May 2023 board meeting.

The AHA Fiscal year ended March 31, 2023. The agency must submit unaudited financial to HUD by May 31, 2023. The agency must also complete the Section 8 Management Assessment Program (SEMAP) through the HCV program no later than May 31, 2023.

Mr. Jordan also provided that the closing for Fourteen Forty Nine Senior Estates has changed. The agency is working on a Ground Breaking event in May.

All questions voiced were settled.

**OLD BUSINESS**

None discussed

**NEW BUSINESS**

Resolution 2023-07: Approval of Fiscal Year 2024 Operating Budget

Ms. Maisonet presented the Budget.

A motion was made by Frank Johnson and seconded by Sherril Dodson-Lewis to approve Resolution 2023-07,  
Five ayes, zero nays

**EXECUTIVE SESSION**

None Required

**ADJOURNMENT**

A motion was made by Matthew Hicks and seconded by Frank Johnson to adjourn the Regular Meeting. Five ayes, zero nays

Meeting adjourned at 5:09pm