



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/poy-gioh-ukb

May 24, 2022 at 4:30 pm

Present:

Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Frank Johnson, Commissioner
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
Bernard Weiler, Legal Counsel

The meeting was called to order at 4:36 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 April 26, 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. All question voiced were settled.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 124 applicants for the month due to various reasons.

Ms. Godinez Fox Valley Christian Action will be promoting their summer camp at all the family sites.

Fox Valley United Way/SPARKS Children's Play groups will start meeting again in June and run through August.

Maple Terrace residents have shown interest in forming a new resident council. Future council planning meetings will be immediately after the regular tenant meeting each month.

Lastly, the AHA contracted out the annual inspections for the family sites. Inspections were May 10-12th. Annual inspections are required at least once per year by HUD regulations. These will also allow AHA to prepare for Real Estate Assessment Center (REAC) inspections. The family site will be inspected by HUD REAC.

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 54 families have leased up. There upcoming HCV briefings next month.

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 345 applicants on the waiting list with 294 having been pulled for final eligibility. 37 families have leased up.

Maintenance

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

Pre-REAC inspections were conducted May 9-12th, inspecting every one at the family sites. Maintenance removed dead trees and overgrown vegetation along the fence line at Indian Trail.

The City of Aurora conducted inspections of scattered sites, recommending repairs to garage doors. New doors were installed.

Maintenance completed six unit turn arounds. One unit at Centennial House was a complete rehab due to the extent of the damage.

All questions voice were settled.

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 AHA has received proposals from 4 different companies. The agency's evaluation team completed evaluation process and selected the company for pest control. Resolution is provided to the Board for approval at the current Board Meeting.

The agency is finalizing its unaudited financials and Section 8 Management Assessment Program (SEMAP) to HUD by May 31, 2023. Both reports will be completed and submitted on time.

The Aurora Housing Authority conducted Ground Breaking event for Fourteen Forty Nine Senior Estates on May 11, 2023.

Construction has begun and expect to close soon.

All questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2023-10: Approval of Pest Control Services Contract

Mr. Jordan presented the Resolution

A motion was made by Frank Johnson and seconded by Sherril Dodson-Lewis to approve Resolution 2023-10, Five ayes, zero nays

Resolution 2023-11: Approval of Bed Bug Management Services Contract

Mr. Jordan presented the Resolution

A motion was made by Sherril Dodson-Lewis and seconded by Meloyne Wimbley to approve Resolution 2023-11, Five ayes, zero nays

Resolution 2023-12: Approval of Intergovernmental Agreement with DuPage Housing Authority

Mr. Jordan presented the Resolution

A motion was made by Frank Johnson and seconded by Sherril Dodson-Lewis to approve Resolution 2023-12, Five ayes, zero nays

EXECUTIVE SESSION

None Required

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to adjourn the Regular Meeting. Five ayes, zero nays

Meeting adjourned at 5:00pm