



# MINUTES

## BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle  
Link to Join Online: [meet.google.com/eqw-jvyg-jhg](https://meet.google.com/eqw-jvyg-jhg)  
June 28, 2023 at 4:30 pm

<b>Present:</b>	Joe Grisson III, Chairman Meloyne Wimbley, Vice Chairman Frank Johnson, Commissioner Jackie Gibson 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 4:34 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 Matthew Hicks to approve the Minutes of the Regular Board Meeting of May 24, 2023. -Five ayes, zero nays.

### PUBLIC COMMENTS

Mr. Houston – Vision Landscape made a comment regarding damage to a mower. Mr. Houston would like for AHA to absorb the cost of repairing the machine since it was damaged at an AHA property. Copies of the repair estimate were provided to the Board.

### FINANCIAL REPORTS

Ms. Judy Maisonet provided that we do not have the regular monthly financials the accountants being away for training. Copies of the monthly reports will be provided at the next meeting.

## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 224 applicants for the month due to various reasons.

Ms. Godinez added that the Occupancy Department completed the purge of the HCV waitlist and will continue with the Project Based Voucher wait list.

Fox Valley Christian Action (FVCA) hosted a summer cook out on June 2, 2023 at Eastwood. The event was for promotion of summer camp.

The Summer Training and Employment Program (STEP) began June 12, 2023 with a record number of participants. The AHA will have reinvested over \$100k in our communities over the 8-week program.

Lastly, Ms. Godinez provided information on upcoming training for staff.

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 was not available but did provide a written report. No questions voiced.

### **Maintenance**

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

Pre-REAC inspections were conducted May 9-12<sup>th</sup>, inspecting every unit at the family sites. Staff is working on making repairs for all the findings. The team has concentrated on drywall repairs and painting as it had not been done as often during the pandemic.

Maintenance staff is assisting the STEP participants with major work like trimming/cutting bushes.

NIR Roofing did some roofing repairs at 1640 Building. There was a leak that was hard to track. The leak was found and repairs made accordingly.

Lastly, Mr. Guillen stated maintenance completed four vacant unit turn-arounds.

### **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 Summer Training and Employment Program (STEP) for participants ages 13-18 has begun. Youth clean the three family sites daily and provide minor landscaping. The first Life Skills on June 23, 2023 presentations included Aurora

Police Department, Old Second Bank and Kane County State's Attorney's Office. Durham Bus Services provides transportation for the Life Skills Sessions.

Mr. Jordan also provided that Fourteen Forty Nine Senior Estates project has begun construction. The agency will meet with its partners on a monthly basis to discuss the construction plan and project.

Northern Lights Development Corporation continues to work on the Emmanuel School Youth Center. The goal is for the center to be completed and open the second week of August.

**OLD BUSINESS**

None discussed

**NEW BUSINESS**

None discussed

**EXECUTIVE SESSION**

A motion was made by Meloyne Wimbley and second by Sherrill Dodson-Lewis to enter Executive Session at 4:53pm to discuss potential litigation.

**ADJOURNMENT**

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

Meeting adjourned at 6:12pm