



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/wkb-epjy-coh

July 26, 2023 at 4:30 pm

Present:

Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Frank Johnson, 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
Alexandra Shuck, ROSS Coordinator
Bernard Weiler, Legal Counsel

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 Frank Johnson and seconded by Sherrill Dodson-Lewis to approve the Minutes of the Regular Board Meeting of June 28, 2023. -Four ayes, zero nays.

PUBLIC COMMENTS

Mr. Houston requested to speak but did not join the meeting. Legal counsel, Bernard Weiler made mention that a letter had been sent to Mr. Houston regarding his request. The request for reimbursement would not be granted. All questions voiced, were settled.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the June 2023 financials. Copies of the April and May financial were also provided.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 211 applicants for the month due to various reasons.

Ms. Godinez added that the Kane County Court is starting to see movement. There three evictions scheduled over the upcoming weeks.

The STEP program is nearing the end of the eight-week program with the year end celebration on August 4, 2023 at the Prisco Center. All Board Members are invited. Invitations to follow later in the week.

Lastly, Ms. Godinez provided information on training staff participated in.

Resident Opportunities and Self-Sufficiency

Ms. Shuck provided a summary of the ROSS report which included referrals, Site events and meetings.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there have been 55 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. 38 families have leased up. 1 family is waiting for the RFTA to be approved, 2 Emergency Housing Voucher are available and the briefing will be July 27, 2023. This will bring the total to 48 EHV's issued.

Mrs. Robinson added that SEMAP has been scored 93 percent. This places the Voucher program as High Performer.

Maintenance

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

The area has 2 major storms pass in recent weeks which affected trees. Branches had to be removed from three properties and repairs at two sites' fences that came down during the storm

The main sewer line had to be opened and have contractor service in order to remove a clog. The contractor has to use a pressure jet to open the line. Maintenance then had to clean and disinfect the basement.

Roof, chimney and shingle repairs had to be completed at various sites due to the storms as well.

Lastly, Mr. Guillen provided information on completed 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 agency has begun the process of demo/disposition for the Eastwood site. The agency has completed the Physical Needs Assessment (PNA) and is currently working on the Environmental Assessment and Architectural design for the projected new project.

The AHA is working on the replacing all windows at Indian Trail site, new security cameras for Centennial housing and Indian Trail, washer and dryer for Southwind as well as elevators at the midrise sites. The Request For Proposals (RFP) will be place in the public later in the week.

Mr. Jordan also provided that Fourteen Forty Nine Senior Estates contractor is working on upgrading the sewer system and Mass excavation.

Northern Lights Development Corporation continues to work on the Emmanuel School Youth Center. The organization met with potential partners of the Youth Center to discuss the plans and goals for children and adults in this center.

The AHA has completed site work at Indian Trail; removing laundry poles and the concrete then installing grass. The patio area at Centennial House was rehabilitated by removing weeds, trees and laying mulch. The playground at Southwind was also remodeled.

The Aurora Housing Authority will begin working on the Master Development plan in the upcoming months.

Questions voiced were settled.

Mr. Jordan provided more information regarding the STEP programs and presenters. Board & Mr. Jordan had an open discussion regarding STEP.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2023-12: Approval of AHA COCC Donation to Northern Lights Development Corp.

Mr. Jordan presented the Resolution

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve Resolution 2023-12,

Four ayes, zero nays

EXECUTIVE SESSION

None

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting. Four ayes, zero nays

Meeting adjourned at 5:14pm