



# MINUTES

## BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: [meet.google.com/bhh-wfpk-ery](https://meet.google.com/bhh-wfpk-ery)

August 30, 2023 at 4:30 pm

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

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 Joe Grisson to approve the Minutes of the Regular Board Meeting of July 26, 2023. -Four ayes, zero nays.

### PUBLIC COMMENTS

No Public Comments

### FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the July 2023 financials.

### DEPARTMENTAL REPORTS

**Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 81 applicants for the month due to various reasons.

Ms. Godinez added that the Kane County Court is starting to see movement. There were 3 evictions and several court agreed move-outs. Managers continue working closely with Occupancy and Maintenance to ensure that unit turns in a timely fashion and be offered to applicants as soon as they are ready.

Centennial House hosted their First Annual Resident's BBQ. There were approximately 80 residents that attended and enjoyed the food and DJ. Residents hope to have the event every year, for years to come.

Eastwood in partnership with At Risk Mentoring hosted a Community Day Out for children and parents to enjoy. The event counted with food, games, a talent show and prizes.

Lastly, Ms. Godinez provided that the Occupancy rate is lower than desired due to the move-outs and evictions but the teams is working hard to bring that number back up.

Questions voiced were settled.

### **Resident Opportunities and Self-Sufficiency**

Ms. Shuck was not available for the meeting due to being away at training for the week. She did provide 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. Briefing will resume issuing Housing Choice Voucher (HCV) in September.

AHA staff continues to meeting with Emergency Housing Voucher (EHV) referring agencies every Friday to go over updates and discuss any obstacles. 40 families have leased up. 2 Emergency Housing Voucher are available and the briefing is scheduled for August 25, 2023.

Mrs. Robinson added that EHV will can be issued after September. There are several applicants that are pending inspections and hope they pass so they can be leased up in September before the deadline.

### **Maintenance**

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

Several Air conditioning units were serviced at Centennial House and Eastwood. Maintenance did wellness checks on extremely hot days of elderly residents to ensure their A/C were working. A contractor did recharge three A/C units.

Maintenance have assisted the Youth Build Program participants. Youth Build under the supervision of the Quad County Urban League is working on three units at Maple Terrace.

Next, Mr Guillen added that the City of Aurora inspector found tree branches too close to the building. A contractor removed tree branches from building roofs' a scattered site on Grove Street.

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 Aurora Housing Authority completed the Summer Training & Employment Program (STEP) on August 4, 2023 with an End of The Year Celebration at the Prisco Center.

The agency completed the Request for Proposals to replace all windows at Indian Trail site, new security cameras for Centennial housing and Indian Trail, washer and dryer for Southwind. Staff is reviewing and evaluating the proposals and will submit for Board approval. The goal is complete the projects by December of 2023.

The AHA continues to work on the demolition/disposition of Eastwood. The Environmental assessment has been submitted to the City of Aurora and is working on the Architectural design for the new project.

The Fourteen Forty Nine Senior Estates construction project has made substantial progress in construction of the project. Mass excavation and the sewer system have been completed and major progress on the completion of the streets for the site. Once streets are one hundred percent completed, the construction of the building can commence.

Northern Lights Development Corporation continues working on the Youth Center. Once completed there will be a grand opening.

The AHA has completed the rehabilitation of the Maple Terrace patio area. New grass, flowers and mulch and repairs of the concrete completed the rehab. Mr. Jordan added that the Centennial House Patio had also be rehabbed last month.

The Eastwood Community Day Out event for the kids and their families on Saturday, August 26, 2023. There was a bounce house, DJ and food for the event.

Mr. Jordan added, the HCV program was deemed a High Performer. This places the agency as High Performer on both Public Housing and Housing Choice Voucher programs.

Staff completed Fair Housing Training August 17-18, 2023. The majority of the staff has already taken and passed the exam. The training is required for the Fourteen Forty Nine Senior Estates project.

The AHA has funding for the Family Self Sufficiency program. HUD has confirmed the \$115,000 funding availability. A FSS Coordinator will be hired.

Mr. Jordan voice that HUD HCV is visiting September 27, 2023 just as a visit. It is the same day as the Board meeting. We can provide more information as it is available.

Finally, there was an open discussion regarding a possible purchase of property in Aurora.

Questions voiced were settled.

**OLD BUSINESS**

None discussed

**NEW BUSINESS**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

A motion was made by Frank Johnson and seconded by Jackie Gibson to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:16pm