



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
Link to Join Online: meet.google.com/uiz-pqqq-qut
September 27, 2023 at 4:30 pm

Present:	Joe Grisson III, Chairman Meloyne Wimbley, Vice Chairman Frank Johnson, Commissioner Sherrill Dodson-Lewis, Commissioner Matthew Hicks, 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
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The meeting was called to order at 4:40 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 Sherrill Dodson-Lewis and seconded by Matt Hicks to approve the Minutes of the Regular Board Meeting of August 30, 2023. -Five ayes, zero nays.

PUBLIC COMMENTS

No Public Comments

FINANCIAL REPORTS

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

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 88 applicants for the month due to various reasons.

Ms. Godinez added that Centennial House and Maple Terrace annual inspections were conducted September 18-20th. Although REAC/Inspire inspections for this AMP is not required this year due to the high score, annual inspections are still required.

AHA Staff participated in the City of Aurora Disability Resource Fair at the Prisco Center on September 13, 2023.

Lastly, Ms. Godinez provided that the Occupancy rate is lower than desired. There were 11 move-out primarily due to evictions or agreed court orders but the team is working hard to bring occupancy numbers back up.

Questions voiced were settled.

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 57 families have leased up. The next briefings are scheduled for October 10th & 17 and will issue 5 vouchers at each briefing.

39 Emergency Housing Voucher (EHV) families have leased up. 1 applicant is pending lease up and 1 pending the inspection to pass. All 48 EHV has been issued.

Maintenance

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

RMG Plumbing inspected boiler at centennial House and Maple Terrace with some repairs needed in order to be ready for winter season.

Next, Mr Guillen added that Ideal Landscaping performed some work at Eastwood, removing passion ivy from the back fence line.

Cintas completed Fire alarm inspections at Centennial House. There were a few smoke detectors that needed replacing.

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 completed the Request for Proposals to replace all windows at Indian Trail site, evaluation process is complete and resolution to follow later in the meeting.

The AHA met with the City of Aurora to discuss the environmental assessment for the demolition/disposition of Eastwood. Once the environmental assessment is completed, the agency will submit the application to HUD.

The Fourteen Forty Nine Senior Estates construction project continues. The streets have been completed and construction will begin once the permits for the single family homes and duplexed are issued by the City of Aurora.

Northern Lights Development Corporation (NLDC) continues working on the Youth Center. Exterior lighting installation and window areas have been completed. The City inspectors have begun inspecting the interior of the site. NLDC will address any issues found. Final cleanup has begun.

Mr. Jordan added upcoming changes to the HCV Administrative Plan and Public Housing's Admissions and Continued Occupancy Policies (ACOP) due to HOTMA and Inspire changes issued by HUD. Staff will need to attend training.

Mr. Jordan and the Board had an open discussion regarding City of Aurora options and restrictions on the Kendall & Claim streets land.

Legal Counsel, Barnard Weiler, provided an update regarding NLDC's Bishop property. Questions voiced were settled.

Board had an open discussion regarding a City of Aurora, Aurora Borealis, article highlighting The Fourteen Forty Nine Senior Estates. The project is listed first as new development and features the ground breaking picture.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2023-13 Approval of Contract for Window Replacement at Indian Trail

Mr. Jordan presented the resolution, highlighting it would be paid with Capital Funds then reimbursed by the City of Aurora CDBG grant.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2023-13, Five ayes, zero nays

EXECUTIVE SESSION

None required

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 5:28pm