



## MINUTES

### BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle  
Link to Join Online: [meet.google.com/ews-qikr-qjx](https://meet.google.com/ews-qikr-qjx)  
October 25, 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
	Jackiey Gibson, Commissioner		Tracey Robinson, Interim HCV Director
	Matthew Hicks, Commissioner		Carlos Guillen, Director of Maintenance
	Sherrill Dodson-Lewis, Commissioner		Alexandra Shuck, ROSS Coordinator
			Bernard Weiler, Legal Counsel

The meeting was called to order at 4:42 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 Matthew Hicks and seconded by Frank Johnson to approve the Minutes of the Regular Board Meeting of September 27, 2023. -Five ayes, zero nays.

#### **PUBLIC COMMENTS**

No Public Comments

#### **FINANCIAL REPORTS**

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

Mr. Ralph Jordan added that the budget would be reviewed to determine the monthly negative amounts.

#### **DEPARTMENTAL REPORTS**

##### **Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 140 applicants for the month due to various reasons.

Ms. Godinez also mentioned the various activities at the site. She also added the AHA staff will be attending the Kane County State's Attorney's Office being held at the Prisco Center regarding Crime Prevention, October 25<sup>th</sup>, after the Board Meeting.

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

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

Questions voiced were settled.

### **Housing Choice Voucher (Section 8)**

Mrs. Robinson read from her report. Her report, highlighting that there have been 59 families have leased up. There are two families pending inspections, two pending move-ins, two pending RFTA. The next briefings are scheduled for November 7th & 14th and will issue 5 vouchers at each briefing.

40 Emergency Housing Voucher (EHV) families have leased up. 1 applicant is pending lease up.

### **Maintenance**

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

Eight unit turnarounds were completed at various sites, of which 942 Highland was a complete rehab.

RMG Plumbing installed a new domestic mixing valve at 1630 Plum. The old valve was no longer working properly. Foster Plumbing installed a new main shut off valve at 1425 Walden.

Maintenance received several no heat calls. Most calls were thermostat setting related.

Mr. Guillen added that the City of Aurora inspected 950 Oakland (scattered site) and recommended replacing the exterior entrance door. New doors were installed as well as painted door, window trim and trimmed and/or removed bushes.

### **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, NewTec will begin the process of replacing the windows on October 30, 2023.

The AHA has revised the Request for Proposal (RFP) for the security cameras at the Indian Trail and Centennial House. The proposals have been separated and will be placed out to the public the week of October 23<sup>rd</sup>.

The City of Aurora completed the environmental assessment for Eastwood. The City has placed the assessment in the local papers for resident comments or questions. The assessment will be finalized by November 14, 2023 and the AHA will submit the Section 18 Demolition/Disposition to HUD.

Northern Lights Development Corporation (NLDC) continues working on the Youth Center. The kitchen and bathrooms are completed and will be inspected the week of October 23<sup>rd</sup>. Once Approved the agency will begin the plan for the grand opening.

Fourteen Forty Nine Senior Estates has been granted fifteen permits to crate the foundations for 25 single family homes and duplexes.

Mr. Jordan added that the Aurora Housing Authority has 30 spots for Family Self-Sufficiency (FSS) program. A FSS coordinator will be hired.

Mr. Jordan also provided a summary of the Small Area Fair Market Rents (SAFMR). The board and Mr. Jordan had an open discussion regarding the SAFMR.

Mr. Jordan added the AHA is increasing the Housing Choice Voucher utilization. There are 128 port-ins that the AHA will absorb.

The AHA and Commissioners had an open discussion regarding potential new purchases and development in Aurora.

#### **OLD BUSINESS**

None discussed

#### **NEW BUSINESS**

Resolution 2023-14 Approval of Independent Audit Services -  
Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2023-14,  
Six ayes, zero nays

Resolution 2023-15 Approval of Laundry Room Outlet boxes & Stackable Washer/Dryer Installation  
Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2023-15,  
Six ayes, zero nays

Resolution 2023-16 Approval of SAFMR  
Resolution was tabled until the next Board Meeting

#### **EXECUTIVE SESSION**

None required

#### **ADJOURNMENT**

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

Meeting adjourned at 5:45pm