



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority – 551 Fourth Ave
Link to Join Online: meet.google.com/ppt-msxd-cfs
January 31, 2024 at 4:30 pm

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

The meeting was called to order at 4:50p.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 and the Closed Executive Session of December 13, 2023. -Five ayes, zero nays.

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve the Minutes of the Regular Board Meeting and the Closed Executive Session of December 28, 2023. -Five ayes, zero nays.

PUBLIC COMMENTS

No Public Comments- But Mr. Joe Grisson introduced Mr. William Whitfield. Mr. Whitfield is joining the meeting and has shown interest in joining the Aurora Housing Authority Board.

All questions voiced were settled.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the December financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 122 applicants for the month due to various reasons.

The AHA is partnering with Aurora Interfaith Food Pantry to bring a mobile pantry to Maple Terrace on a monthly basis.

Lastly, Ms. Godinez added that St. John AME is hosting the Dreamer Wax Museum Sunday, February 25, 2024. They have invited AHA's youth to participate.

Resident Opportunities and Self-Sufficiency

Ms. Shuck was not available to provide summary. No questions voiced.

Housing Choice Voucher (Section 8)

Mrs. was not available to provide summary. No questions voiced.

Maintenance

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

Four-unit turnarounds were completed at various sites.

RMG Plumbing repaired flush valve at Jericho Office to comply with City of Aurora inspections and installed a new gas valve in a heating boiler at Maple Terrace.

The cold temperatures and below zero wind chill caused pipes to burst at Maple Terrace. RMG Plumbing made repairs in a timely manner, allowing heat to be restored to the building within a few hours. One family at Indian Trail was placed at a hotel for one night due to the furnace going out. The family has a three-month-old infant. The furnace was installed the next morning.

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 Housing Authority submitted the Eastwood demolition/disposition application to HUD in December. HUD typically takes 60 days to review the application.

The AHA submitted the Annual and 5-year plan to HUD on January 17, 2024.

The agency's evaluation team selected a new elevator company to provide elevator services to Maple Terrace and Centennial House. There is a resolution to be presented during the meeting.

A Request for Proposal is being published for security cameras for Indian Trail and Centennial House.

The AHA schedule a Landlord Symposium at the Prisco Center on February 8, 2024 at 5:30pm. Aurora Landlords and real estate companies are invited to attend.

Mr. Jordan discussed details of the last Eastwood Meeting as well as the upcoming visit of HUD staff and Mr. Rich Monocchio on February 13, 2024.

The board had an open discussion regarding Eastwood redevelopment and relocation plan, HUD visit and Fourteen Forty-Nine Senior Estates.

Board had open discussion regarding commissioner training.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2024-02 Approval of Contract for Elevator Maintenance and Repair Services

Mr. Jordan presented the resolution. All questions voiced were settled.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2024-02, Six ayes, zero nays

EXECUTIVE SESSION

A motion was made by Meloyne Wimbley and seconded by Gabriel Robinson to Enter Closed Executive Session at 5:51pm for purposes of discussing threatened litigation. Six ayes, zero nays

ADJOURNMENT

A motion was made by _____ and seconded by _____ to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at _____pm