



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority – 1449 Jericho Circle
Link to Join Online: meet.google.com/vib-uyco-yju
February 28, 2024 at 4:30 pm

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

The meeting was called to order at 4:34p.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 Special Board Meeting January 12, 2024. -Five ayes, zero nays.

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 January 31, 2024. -Five ayes, zero nays.

PUBLIC COMMENTS

None Available

FINANCIAL REPORTS

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

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 57 applicants for the month due to various reasons.

The AHA staff conducted annual inspections at Indian Trail. Overall, units were in good condition.

Board commissioners and Ms. Godinez had an open discussion regarding MASS indicators and rent collections. Questions voiced were settled.

Resident Opportunities and Self-Sufficiency

Ms. Shuck provided a summary of her report. No questions voiced.

Housing Choice Voucher (Section 8)

Mrs. Robinson provided a summary of her report. Mrs. Robinson added the AHA may schedule another Landlord Symposium in the fall. Questions voiced were settled.

Maintenance

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

Maintenance replaced two water heaters at Eastwood. One of the old units was a on demand-tankless water heater. Staff also cleaned two units for the Quad County Urban League's Youth Build program.

RMG installed a new domestic hot water booster at Centennial House.

Maximum Heating installed a new high efficiency furnace at the Hammond Ave Scattered Site.

Lastly, Mr. Guillen added that they have started working on the minor repairs needed at Indian Trail.

Executive Report

Mr. Jordan read from his report highlighted the Landlord Symposium at the Prisco Center on February 8, 2024 at 5:30pm. Staff provided information regarding program rules, regulations and eligibility standards and reasonable rent process.

The AHA published a Request for Proposal (RFP) for cameras for Centennial House and Indian Trail. The goal is to install new security cameras at both sites and make them safer.

Mr. Jordan provided that AHA Staff met HUD staff and Principal Deputy Assistant Director Mr. Richard Monocchio on February 13, 2024 and did a presentation on Fourteen Forty Nine Senior Estates. The group also had the opportunity to walk the site.

AHA was invited to the Family Self-Sufficiency (FSS) presentation on February 14,2024 in Chicago. The AHA would be allocated FSS Grant funds which was confirmed via email on February 23, 2024. Mr. Jordan added that the AHA would need to hire a FSS coordinator.

The AHA and Norther Lights Development Corporation (NLDC) is working on the pre-application process for the Fourteen Forty Nine Senior Estates project.

The Board and Staff had an open discussion regarding the HUD visit and Landlord Symposium.

Mr. Jordan added that the agency is still waiting for a decision on the Eastwood Demolition/Disposition application.

There may be resolutions next month to approve website and software changes.

Lastly, Mr. Jordan stated the rims and backboards have been installed at the NLDC Youth Center. They will need to issue a RFP for the entrance doors.

OLD BUSINESS

None discussed

NEW BUSINESS

No resolution presented.

EXECUTIVE SESSION

No Executive Session required.

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Gabriel Robinson to adjourn the Regular Meeting.

Six ayes, zero nays

Meeting adjourned at 5:09pm