



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority – 1449 Jericho Circle
Link to Join Online: meet.google.com/ctx-csae-dbw
March 27, 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		Alexandra Shuck, ROSS Coordinator
			Bernard Weiler, Legal Counsel

The meeting was called to order at 4:43p.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 of February 28, 2024. -Five ayes, zero nays.

PUBLIC COMMENTS

During the Public Comments Ms. Maria Godinez mentioned the AHA hired several new employees. She went on to introduce Mrs. Lowana Hemmings; joining the Occupancy Department as an Occupancy Specialist. Mrs. Tracey Robinson introduces Miss Elizabeth Orizaba; joining the Housing Choie Voucher Department as Clerical Support.

FINANCIAL REPORTS

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

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 104 applicants for the month due to various reasons.

The AHA continues to partner with Oak Street Health to bring programming to Centennial House and Maple Terrace.

St. John AME will host an Easter Egg Hunt on March 30th at Eastwood.

The AHA continues to participate in the City of Aurora's Collaborative Session for elderly and disabled.

Questions voiced were settled.

Resident Opportunities and Self-Sufficiency

Ms. Shuck provided a summary of her report.

Questions voiced were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson provided a summary of her report. Mrs. Robinson highlighted there have been sixteen families lease up this year so far with nine pending inspection and one pending move-in.

Maintenance

Mr. Guillen was not available to read his report. No questions regarding his written report.

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 received a bid on the Request for Proposal (RFP) for cameras for Centennial House and Indian Trail. An evaluation and contractor selection will be completed to install the new security cameras at both sites.

The agency met with the City of Aurora to discuss the Fourteen Forty Nine Senior Estates project and the application process. The goal is to accept pre-applications starting April 3, 2024.

The Aurora Housing Authority is in the final phase of the demolition/disposition application process for Eastwood. A final decision from the Department of Housing and Urban Development (HUD) is pending. Once approved, the relocation process will commence.

The Aurora Housing Authority has published a Request for Proposal for landscaping. The bids received will go through the evaluation process to select a contractor.

The agency received an email from the local HUD office indicating there 2023 audit was accepted and there were no findings.

Mr. Jordan and the Board had an open discussion regarding Financials and Budget

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2024-03: Resolution 2024-03 Approval of FY2025 Operating Budget

Mr. Jordan presented the resolution.

A motion was made by Jackie Gibson and seconded by Sherrill Dodson-Lewis to approve Resolution 2024-03, Five ayes, zero nays

Resolution 2024-04: Resolution 2024-04 Approval of Cost of Living/Raise FY2025

Mr. Jordan presented the resolution. Questions voiced were settled.

A motion was made by Sherrill Dodson-Lewis and seconded by Jackie Gibson to approve Resolution 2024-04, Five ayes, zero nays

Resolution 2024-05: Resolution 2024-05 Approval of Fiscal Year End 2024 Bad Debt Write-off

Mr. Jordan presented the resolution. Questions voiced were settled.

A motion was made by Frank Johnson and seconded by Sherrill Dodson-Lewis to approve Resolution 2024-05, Five ayes, zero nays

EXECUTIVE SESSION

A motion was made by Jackie Gibson and seconded by Sherrill Dodson-Lewis to enter Closed Executive Session at 5:18pm for purposes of discussing pending litigation. -Five ayes, zero nays

ADJOURNMENT