



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
May 22, 2024 at 4:30 pm

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Frank Johnson, Commissioner
Sherrill Dodson-Lewis, Commissioner
Gabriel Robinson, Commissioner

Also Present: Ralph Jordan, Executive Director
Judy Maisonet, Director of Finance
Tracey Robinson, Director of HCV
Alexandra Shuck, ROSS Coordinator
Maria Godinez, Director of Public Housing
Carlos Guille, Director of Maintenance
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 Gabriel Robinson to approve the Minutes of the Regular Board Meeting of April 24, 2024.

-Five ayes, zero nays.

PUBLIC COMMENTS

No public comments received

FINANCIAL REPORTS

Financials not available due to year end close out.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 41 applicants for the month due to various reasons.

All programs' wait lists have closed due to the number of applicants already on the list. Any future openings of wait list will be announced at sites, website and social media.

The Summer Training and Employment Program will commence Monday, June 10, 2024. The program will only be for seven weeks this year, ending with the year End Celebration on July 26, 2024.

Board and staff had open discussion regarding Court Based Rental Assistance Program (CBRAP).

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 that twenty-six families have leased up this year. SEMAP Certification was completed before the Board meeting.

Maintenance

Mr. Guillen read from his report highlighting the work completed at various sites.

Maintenance will conduct preventative maintenance at various scattered sites units that have issues with the main sewer lines during this season.

Cintas services Centennial House's fire alarm panel and battery. Cintas also replaced a defective smoke detector at Maple Terrace that had been causing false alarms.

Executive Report

Mr. Jordan read from his report highlighting that the AHA continues to wait on the final decision regarding the Demolition/Disposition application. Department of Housing and Urban Development (HUD) expects to finalize their review in a matter of days. Once approved, the relocation process will begin.

The contractor has finalized the laundry room worked required for the installation of washer and dryers. Washer/dryer have been ordered and expect delivery in approximately two weeks.

The AHA has selected the contractor for the camera project at Centennial House and Indian Trail. The goal is to complete the installation by July 31, 2024.

Mr. Jordan added there are approximately twenty units ready at Fourteen Forty Nine Senior Estates and will have twenty applicants ready as well.

The AHA will publish a Request for Qualification (RFQ) for the Centennial House Modernization. A request will also go out to designate Centennial House as 55+ year.

The AHA is researching purchasing the vacant land on Jericho Road. HUD may allow using reserves.

Northern Lights Development Youth Center had new doors installed. Planning a grand opening over the summer.

Board and staff had open discussion regarding cameras and security concerns at sites.

Mr. Jordan met with Aurora Human Relations Commission (HRC). AHA received complaints from HRC regarding several properties. AHA does not own the properties in question.

Mrs. Sherrill Dodson-Lewis voiced questions regarding the STEP Life Skills Sessions. Board and staff had open discussion. Questions voiced were settled.

OLD BUSINESS

Commissioner Johnson requested an update regarding an old rental discrepancy complaint. Questions voiced were settled.

NEW BUSINESS

Resolution 2024-09: Approval of SEMAP Certification

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 2024-09, Five ayes, zero nays

Board and staff had open discussion regarding changes to policies and/or bylaws concerning travel.

EXECUTIVE SESSION

No Executive Session required.

ADJOURNMENT

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:57pm