

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY**

January 6, 2010

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 PM in the Spring Brook Administration Building Board Room located at 4141 11th Avenue A, Moline, IL 61265.

Board members present were Chair Susan Llewellyn, Rick Ryckeghem, Dan Adams, Kathy York, and Sonia Berg. Staff members present were Interim Executive Director Susan Anderson, AMP Manager Mike Sullivan, Rhonda Calhoun, Kelly Maack, Lorena McMillan, and Recording Secretary Maria Nino. Board Counsel, John Callas, was in attendance. Also in attendance were Officer Becky Sargeant, Mohamed Sow, Lee Westlund, and Diane Fox.

1. **Call to Order:** Chair Llewellyn called the meeting to order at 6:01 p.m.
2. **Approval of the Minutes of the Regular Meeting of December 2009:** Minutes of the regular meeting of December 2009 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of December 2009 as presented at the meeting. All voting members present voting "aye", none against; the Chair declared the motion carried unanimously.
3. **Financial Report:** No financial reports were presented.
4. **COP Report:** Verbal report provided by Officer Becky Sargeant.

Officer Sargeant handed out the report showing calls for the MHA properties and stated that she is working on the yearly report and will have it ready for the next month's Board Meeting. She reviewed the recent activity and what type of calls they have been receiving. Officer Sargeant went over activities that they had been involved with such as holiday dinners at each complex and that toys from Toys for Tots had been handed out to all the children that attended the Spring Brook dinner. Commissioner Berg questioned if there had been any publicity done for the partnership between the housing authority and the police department and was told no by Ms. Kelly Maack, but that they were currently working on applying for a PHADA award.

5. **Executive Director's Report:**
 - a. **Resolution Approving Changes to MHA By-Laws, presented by Attorney John Callas (Resolution #613):** Mr. John Callas distributed revised MHA By-Laws to the commissioners for their review. Motion was made, and seconded to adopt the MHA By-Laws – Resolution #613 with the approved changes, effective immediately. Three voting members present voting "aye", Commissioner Adams was against; the Chair declared the motion carried because of the majority being in favor.
 - b. **Presentation of RAB Comments Regarding Proposed Changes to the Agency Plan:** Ms. Anderson reported meetings were held and input received from residents. The comments were received, reviewed, and incorporated into the Plan. Ms. Diane Fox, the spokesperson for the RAB, gave the comments that the RAB had for the agency plan. She said they endorse and approve the recommended changes.
 - c. **Resolution Approving Agency Plan (Resolution #614):** Motion was made, and seconded to approve the Agency Plan – Resolution #614. All voting members

present voting "aye", none against; the Chairman declared the motion carried unanimously.

6. **Reports of Department Managers:**

a. **Technical Services Report:** Verbal report provided by Mr. Mike Sullivan.

i. **Update Regarding Current Projects:** Mr. Sullivan said that the Spring Brook Chimney Liner Project is about 75% completed and the Spring Brook Laundry Addition Project is about 80% completed.

b. **Section 8 Report:** Verbal report provided by Ms. Susan Anderson.

There are currently 210 vouchers leased, including 2 port-outs. Also, currently there are 24 vouchers not being used due to low funds in the Section 8 Department.

c. **Public Housing Report:** Verbal report provided by Mr. Mike Sullivan.

The current available ready apartments include two at Spring Brook, one at Spring Valley, and none at Hillside Heights. There is also one apartment on hold at Spring Brook, and one apartment on hold at Spring Valley. There were no evictions between 12/15/09 and 01/06/10.

7. **Resident Advisory Board (RAB) Report:** Verbal Report given by Ms. Diane Fox.

Ms. Diane Fox stated that RAB members had met to interview three interested people for the open Hillside Heights RAB spot, but none of them showed up. The applicants were then contacted, but had no good excuses of why they had not shown up for the meeting. Ms. Fox then asked the Commissioners if it would be possible for all of the RAB members to attend the Washington, DC training. Ms. Anderson said she would meet with Ms. Fox to discuss and resolve the issue.

8. **Reports of such community relations issues as are allowed by the Chair and/or Executive Director.**

There were no reports discussed.

9. **Executive Session, as permitted by law:**

No Executive Session took place.

10. **Adjournment:**

Commissioner Berg and Commissioner Adams asked where the Board was on hiring an Executive Director. Chair Llewellyn answered that they will get back to that after the training that the Board will be going to. Commissioner Adams requested a closed session to discuss some personnel issues at the next Board Meeting.

It was decided that the Board Meetings would be held on the third Monday of each month at 5:30pm. If that date happens to be a holiday then the Board Meeting will be on the following Tuesday.

There being no further business, a motion was made, and seconded, to adjourn the meeting. All voting members present voting "aye", none against; the Chair declared the meeting adjourned at 6:52 PM

Susan Llewellyn, Chair