

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

May 16, 2011

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Brook Administration Building Board Room located at 4141 11<sup>th</sup> Avenue A, Moline, IL 61265.

Board members present were Chairperson Mike Crotty, Vice-Chairperson Kathy York, Dan Adams, Sonia Berg and Amy Valdes. Staff members present were Executive Director John Afoun, Operations Manager/Controller Doug Schott, AMP Manager Mike Sullivan, and Recording Secretary Maria Nino. Board Counsel, John Callas, was in attendance. Also in attendance were Diane Fox, Lee Westlund, and Mohamed Sow.

1. **Call to Order:** Vice-Chairperson Kathy York called the meeting to order at 5:30 p.m.
2. **Election of Chairperson to serve remainder of current term:** Vice-Chairperson York opened the floor for nominations for Chairperson due to Commissioner Dan Adam's resignation as Chairperson at the end of the last Board Meeting. There was a nomination and a second for Commissioner Mike Crotty to be chairperson. Commissioner Crotty indicated he would accept the nomination. No further nominations were made. Motion was made, and seconded to close nominations. A vote was held to close the nominations, all members in attendance voting "aye", none against; the Vice-Chair declared the motion to close nominations carried unanimously. The Vice-Chairperson declared that the nominations were closed. Commissioner Mike Crotty was now declared the Chairperson by acclamation. Chairperson Crotty then chaired the remainder of the meeting.
3. **Approval of the Minutes of the Regular Meeting of April 2011:** Minutes of the regular meeting of April 2011 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of April 2011 with the stated corrections. All voting members present voting "aye", none against; the Chairperson declared the motion carried unanimously.
4. **Approval of Bills Expended/Financial Report:** Bills expended were reviewed by the Commissioners. There was a question on a bill paid for refreshments of a staff meeting by Commissioner Adams concerning a birthday cake purchase. Chairperson Crotty asked if there were discretionary funds available to use for team building and Mr. John Afoun responded that he had brought that up before the Board previously but did not get approval of setting up a discretionary fund at that time. Commissioner Adams stated that he would like to go on record that he does not agree with the discretionary fund because it is tax payers' dollars and unless it is approved by HUD he feels it is a violation and is not comfortable with that. He went on to say that if they get HUD approval then he will be fine with it. Motion was made, and seconded, to approve the summary of bills expended for the month of April 2011. All voting members present voting "aye", none against; the Chairperson declared the motion carried unanimously.
5. **COP Report:** Written report given to Commissioners.

The police officers were unavailable to attend the Board Meeting, but did provide the Commissioners with their monthly reports showing the police activity at the housing authority as well as a graph showing a comparison of the last few months' activity. Commissioner Sonia Berg thanked the officers for the new charts.

6. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. John Afoun talked about the computer lab. He said initially he understood the contribution was a total of \$15,000.00 –in-kind service, not cash. MHA's total in-kind contribution is actually \$22,500.00 per site, or a total of \$45,000.00.- Commissioner Adams said he did not recall the Board being advised of this cost to the MHA.- Commissioner Adams also stated he had concerns that the language required by the grant he had accessed over the internet- said the grant was to be used for seniors and disabled people. Mr. Afoun said his understanding is the grant –is open–, first and foremost, to the residents and secondarily, the community. Commissioner Adams requested Mr. Afoun provide the Board with formal written clarification the MHA is in compliance\_ and it is acceptable to have people who are not elderly and disabled using the computer lab. Mr. Afoun stated that he will try to get Ms. Gina Baxter, the computer lab contact person, to come to the- Board Meeting to address this issue and any other questions or concerns the Commissioners may have.-

Mr. Afoun next spoke about a Lead Hazard Control Grant that the Moline Housing Authority has endorsed the application by writing a letter of support. Mr. Afoun also informed the Board that two residents had passed away last month at Spring Valley and Hillside Heights.

Resolution #653 was to approve/authorize a contract to carry out a website redesign services project for the MHA website, www.molinehousng.com, with the lowest responsible bidder, Terrostar for the total estimated cost of \$7,715.00. Motion was made, and seconded, to approve a website redesign project for the MHA website, www.molinehousng.com, with the lowest responsible bidder, Terrostar for the total estimated cost of \$7,715.00. All voting members present voting "aye", none against, the Chair declared the motion carried unanimously.

Resolution #654 was to approve/authorize the architectural and engineering service for the Spring Brook entry and screen door project, with the (insert: lowest responsible?)recommended bidder, Kelly & Associates-Architecture for the total estimated cost of \$23,250.00. Motion was made, and seconded, to approve the architectural and engineering service for the Spring Brook entry and screen door project, with the recommended bidder, Kelly & Associates-Architecture for the total estimated cost of \$23,250.00. All voting members present voting "aye", none against, the Chair declared the motion carried unanimously.

Mr. Afoun then said he wanted to thank the Board for affording him the opportunity to continue to serve the Moline Housing Authority. He said he is very appreciative and his goal is to continue to work with the residents and with the staff. Mr. Afoun stated he would like to meet with any Commissioners individually or as a group and wants to serve the Board as well as he can.

**a. Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. John Afoun informed the Board that there hasn't been a lot of movement, but he is making sure issues we have had in the past have been addressed and we are moving forward by using the vouchers that we are given. Mr. Afoun stated that the issue is that people are unable to find housing. Mr. Afoun said he came into contact with a property developer in Bettendorf named Scott & Associates and he shared some of his vision and what he would like to achieve and they said they have Section 8 in Davenport and Rock Island currently. The company identifies a property and purchases it to make it available to Section 8. The

company assured him that they will look around the Moline area and see any property that is suitable. Ms. Teresa Chapman and Mr. John Afoun are working together and the statistics are being compiled and followed as to what number of bedrooms are needed with the Section 8 program.

**b. Public Housing Report:** The Board reviewed the Public Housing Report as presented. There was a report for each Amp as well as one showing the information for both Amps combined. This report gives a data analysis to track and report the statistics to the Board. Mr. Afoun noted that they will be contacting people who are not in compliance and encouraging them to participate as much as they can as well as reducing turnaround time and assuring at least a 98 percent occupancy rate for REAC purposes.

**c. Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed the current and future projects. Another element was work orders and that shows that the maintenance staff is taking care of work orders in a timely fashion. Capital Funds were also discussed.

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

Ms. Diane Fox spoke about how there are two candidates that will get interviewed from Hillside Heights to be on the RAB Board. They are hoping to pick one or both of them if everything goes well.

**8. Any other business that may come before the Board:**

Commissioner Amy Valdes was given a plaque for her service on the Moline Housing Authority Board of Commissioners. This was her last Board Meeting and had let the other commissioners know of her resignation earlier in the month. Commissioner Valdes thanked the Board.

Commissioner Dan Adams stated that he would like to have a closed session at next month's Board Meeting for personnel issues. He would like this put on the agenda for next month.

**9. Adjournment:**

There being no further business, a motion was made, and seconded, to adjourn the meeting. All voting members present voting "aye", none against; the Chairperson declared the meeting adjourned at 6:21 P.M.

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Kathy York, Vice-Chairperson