

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

February 25, 2013

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 11th Avenue A, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Vice-Chairperson Kathy York, Chuck Capan, Jennifer Ainsworth, and Leslie Stange-Crotty. Staff members present were Executive Director John Afoun, Finance Manager Doug Schott, and Recording Secretary Maria Nino. Board Counsel, Mike Halpin, was in attendance. Also in attendance were Diane Fox, Lee Westlund, Mohamed Sow, Tammy Jones, Officer Andy Hughes, and Officer Pedro Valladares.

1. **Call to Order:** Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of January 14, 2013:** Minutes of the regular meeting of January 14, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of January 14, 2013 as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
3. **Approval of Financial Report:** The financial report was reviewed by the Commissioners. Motion was made, and seconded, to approve the financial report for the month of January 2013. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
4. **COP Report:** Verbal report provided by Officer Becky Sargeant.

Officer Andy Hughes referred to the report showing police calls for the MHA properties and reviewed the recent activity. Commissioner Stange-Crotty asked for the report to be put into excel format to show the movement across the months and see if there are any trends occurring. The officers said they would try to get it taken care of

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

Mr. Afoun talked about how we had gone out to bid for pest control services, but the contractors did not comply with the requirements of the bid. We are going to be undertaking an element of the contract until a contractor is appointed. The commissioners talked about the pros and cons of doing this.

a. **Resolution #705:**

Resolution #705 was to approve/authorize the Operating Budget (Low Income Program) for the FYE 2013 - 2014. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #706:

Resolution #706 was to approve/authorize the Operating Budget (Section 8 Program) for the FYE 2013 - 2014. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #707:

Resolution #707 was to approve/authorize the PIH Notice 2013-03 (HA). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #708:

Resolution #708 was to approve/authorize the 2013 Utility Allowance for Section 8. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #709:

Resolution #709 was to approve/authorize the purchase of an Electric Stove. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #710:

Resolution #710 was to approve/authorize Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. The main concern is that we never know how much money we are going to get each month from HUD.
 - c. **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. The community service issue is the main concern.
 - d. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The report also addressed work orders and that the maintenance staff is taking care of work orders in a timely fashion. Mr. Afoun gave updates on the Spring Brook Door Project.
6. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Diane Fox.

Ms. Fox talked about the recycling program they are trying to start. She said the Health Fair planning is going well and will occur on Friday, April 12th from 2-5pm. She talked about the conferences they will be attending and how there has been great improvement with the Hillside Heights bedbug problem. There is now a steam cleaner being used there and it is working really well. Everyone at Hillside likes the idea of our maintenance people being the primary treatment for bugs. Other things Ms. Fox brought up were the summer literacy

program that will be partnering with horsetails for literacy in the program and what would be included with that program.

Chairperson Grimes said thank you to the RAB for their continued activities and keeping the residents involved.

7. Any other business that may come before the Board:

Chairperson Grimes said he had been contacted by Ms. Brenda Coats, the Executive Director for the Peoria Housing Authority about getting involved on the State level with NAHRO. He has accepted her offer.

8. 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.

Melvin Grimes, Chairperson