

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

March 18, 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, and Recording Secretary Maria Nino. Board Counsel, John Callas, was in attendance. Also in attendance were Diane Fox, Tammy Jones, Officer Becky Sargeant, 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 February 25, 2013:** Minutes of the regular meeting of February 25, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of February 25, 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 February 2013. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
4. **COP Report:** Verbal report provided by Officer Andy Hughes.

Officer Andy Hughes referred to the report showing police calls for the MHA properties and reviewed the recent activity. Officer Hughes showed an excel spreadsheet he had created per the commissioners' request at the previous meeting.

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

a. Resolution #711:

Resolution #711 was to approve/authorize the FYE 3/31/14 Maintenance Wage Rates. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #712:

Resolution #712 was to approve/authorize Paperless Tenant Records. This is approval conditional on us being able to use the currently frozen capital funds. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #713:

Resolution #713 was to approve/authorize the Social Media Policy. 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. Mr. Afoun brought to the Board's attention that HUD suggests options such as lowering the payment standards, reviewing utility allowances, changing portability and move requirements, or further reduce standards to reduce over housing as ways to deal with the current financial situation.
- 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. There has been a slight increase in the pest control situation at Hillside Heights and the position has been reassessed.
- 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 said there had been ten attendees at the Spring Brook resident meeting this month and went over the items discussed in that meeting. Ms. Fox also talked about the recycle program and that Mr. Adrian Early is getting it put into place. She said the program should be done within a month or so. Mr. Mohamed Sow and Mr. Lee Westlund are currently in Washington, DC at a NAHRO conference and the ladies will go to a different NAHRO conference in June that will be held in Colorado. Ms. Fox said there are currently 21 vendors that have said yes for the health fair and talked about the prizes being given away. Ms. Fox also stated that she would like to see the Section 8 payment standards stay at 120.

7. Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1):

Motion was made, and seconded, to go into executive session at 6:02 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Chuck Capan, Leslie Stange-Crotty, Jennifer Ainsworth. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:44 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Chuck Capan, and Leslie Stange-Crotty. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:45 P.M.

The Board then conducted a discussion of the Moline Police Contract. After discussion of HUD financial reimbursement reductions and general service and timing concerns, Chuck

made a motion to not renew police contract upon expiration of the existing contract at end of month, and immediately develop criteria with help of staff for a RFP to be submitted to both the Moline Police Department, the Rock Island County Sheriff, and other law enforcement agencies as deemed appropriate. Special board meeting set for Monday, March 25 at 5:30pm for purposes of further discussion and possible action on the Police Contract issue.

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

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 6:45 P.M.

Melvin Grimes, Chairperson