

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

April 15, 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 11<sup>th</sup> 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 was in attendance. Also in attendance were Mayor Don Welvaert, Diane Fox, Tammy Jones, Lee Westlund, Officer Becky Sargeant, 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 March 18, 2013 and the Special Meeting of March 25, 2013:** Minutes of the regular meeting of March 18, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of March 18, 2013 as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Minutes of the special meeting of March 25, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the special meeting of March 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 March 2013. All voting members present voting "aye", none against; the Chairperson declared the motion carried. Chairperson Grimes asked about the quarterly reports that had been requested in January and Mr. Afoun responded that Mr. Doug Schott was currently working on the year-end report and out of that will come the quarterly report.
4. **COP Report:** Verbal report provided by Officer Becky Sargeant.

Officer Becky Sargeant referred to the report showing police calls for the MHA properties and reviewed the recent activity. Officer Sargeant talked about the Easter Egg Hunt they held that was funded through the Moline Commission. Residents as well as Commissioner Stange-Crotty helped with stuffing eggs. They are going to start showing a couple of movies on some weekends. They are having some more activity because of the weather warming up. Officer Sargeant said they would have the new spreadsheet format for the report by next week.

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

Mr. Afoun went over the HUD released budget for 2014. He discussed the 2013 Enacted figures, the 2014 HUD budget figures, as well as the 2014 PHADA figures. The PHADA figures represent the amounts that housing authorities would need in order to break even for the year.

**a. Resolution #714:**

Resolution #714 was to approve/authorize the Resident Opportunity and Self-Sufficient (ROSS) – Service Coordinator Program grant application. Mr. Afoun announced that under the new budget the ROSS program is proposed to be eliminated so he requested this resolution be withdrawn. All voting members present voting “aye”, none against, the Chairperson declared the motion to withdraw the resolution carried unanimously.

**Resolution #715:**

Resolution #715 was to approve/authorize the new organizational chart. 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 mentioned that port-ins have been very high because our bedroom allocation is very generous compared to the rest of the country.

**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. Community service and the opportunities available were discussed among the commissioners. Chairperson Grimes made a strong recommendation for Mr. Afoun to start implementing what needs to be done to get people in compliance.

**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 as well as on the capital fund situation.

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

Ms. Fox said the health fair had gone really well. She talked about how Mr. Westlund and Mr. Sow had gone to Washington DC to the NAHRO conference. Mr. Westlund gave a recap on some of the items that had been brought up during the conference. Mr. Afoun commended the RAB for their health fair and said they did an excellent job. He hopes next year we can work with the local media to let the community know what we and the residents are doing to help themselves.

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

Mr. Afoun handed out a letter to all commissioners that had been sent by the City of Moline Chief of Police saying they would not be responding to the RFP. He said Chairperson Grimes had instructed him to set up a meeting with the Chief of Police. During the special meeting they decided they would like to proceed to enter into negotiations with the Police Department. The contract was then discussed among the commissioners. Motion was made, and seconded, to enter into negotiations with the Moline Police Department. All voting members present voting “aye”, none against; the Chairperson declared the motion carried. The COP program was then discussed and that they feel the partnership needs to continue.

The goal is to improve the communication aspect of it. They will also work on an addendum to the contract showing a report that would be acceptable to both parties. Motion was made, and seconded, to add an addendum to the contract showing a report that would be acceptable to both parties. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Commissioner Capan thanked Mayor Welvaert for all of the work that he has put in over the years. Mr. Afoun said the mayor did an excellent job in appointing the commissioners and that this has helped move the housing authority forward.

**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 6:52 P.M.

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Melvin Grimes, Chairperson