

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

May 20, 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, 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 was in attendance. Also in attendance were Diane Fox, Mohamed Sow, 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 April 15, 2013:** Minutes of the regular meeting of April 15, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of April 15, 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 April 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 Becky Sargeant referred to the report showing police calls for the MHA properties and reviewed the recent activity. She then talked about how their IT person had come and met with Mr. Adrian Early to help create the reports in the format that has been requested. Commissioner Stange-Crotty said she was happy with the new report that had been provided this month. Vice-Chairperson York commented that certain things such as juvenile complaints will go up during the summer months.

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

Mr. Afoun talked about how at the last board meeting we restructured due to the departure of an employee which resulted in a savings of about \$69,000. He then talked about wanting the flexibility to bring in temporary employees to help out when we get behind on different projects. The commissioners had asked for a quarterly financial report previously and this was now presented by Mr. Doug Schott. The quarterly financial report was then reviewed by the commissioners. Next Mr. Afoun gave a general management overview and said day to day operations are going well. He said that Public Housing and Section 8 are still high performers and MHA was recognized for our utilization rate. He felt that the occupancy staff should especially be commended for this. Lastly, Mr. Afoun talked about a letter that had been received from the HUD Assistant Secretary and the commissioners discussed the situation at length. The general consensus was that subject to hearing from Congress Woman Bustos they plan on signing the ACC and paying back the money that has been in dispute from the ARRA grant.

a. **Resolution #716:**

Resolution #716 was to approve/authorize the Section 8 Management Assessment Program (SEMAP) Certification. Mr. Afoun commended Ms. Teresa Chapman for her work on this. He then said that there was one question that had not been answered that Vice-Chairperson York had pointed out, which he will be sure to correct prior to the submittal. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #717:

Resolution #717 was to approve/authorize the Intergovernmental Agreement for Supplemental Police Service. 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.

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. Mr. Afoun said that the Public Housing staff are doing an excellent job and wants to commend them. The community services issue was discussed by commissioners in length. Commissioner Stange-Crotty requested Mr. Afoun to contact the people that are currently on the list showing community service opportunities and ask them some questions then report back to the Board on his findings on what is truly available for opportunities. Commissioner Stange-Crotty also was interested in offering education opportunities for the residents to go towards their community service requirements as well as being more supportive in helping them to find available opportunities. Chairperson Grimes and Vice-Chairperson York talked about letting the issue be taken to court to see if the law will be upheld or not.

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. Commissioner Ainsworth expressed her concern on the amount of time it is taking for the punch list on the Door Project to be completed.

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

Ms. Fox said the possibility of air conditioners being left in place all year long was discussed at the Spring Brook resident meeting as well as weekly mowing now taking place. She said that Washington Elementary will hold summer school at the Spring Brook Community Center and that the computer lab at Hillside Heights has been open on Saturdays for the last two weeks and it has been filled every time. Ms. Fox said the recycling program is now in place at Hillside Heights and is going very well. She did a walk through at Hillside Heights with Mr. Adrian Early, Ms. Lorena McMillan, and Ms. Tammy Jones and made a wish list of things they would like and she was impressed that some of the beautification items had already been completed that had been suggested. Ms. Fox lastly spoke of the community services issue and agreed that some people do not know where to go or what to do in order to volunteer. She also thinks one of the problems with volunteering is lack of transportation.

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

The community services issue was once again discussed by the commissioners and the possibility of writing a letter to the president on the subject.

Chairperson Grimes commented that there is a track with NAHRO to where commissioners can be certified and take continuing education hours as far as leadership and what it means to be a commissioner. He had just taken the leadership course and urged the commissioners to take the classes as well. He mentioned they could also bring someone in house to do the training if they would like and could team up with other area housing authorities.

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 6:48 P.M.

Kathy York, Vice-Chairperson