

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

April 17, 2017

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 Chuck Capan, Leslie Stange-Crotty, and David Parker, Jr. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Lee Westlund and Laurie Elhers.

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 20, 2017:** Minutes of the Regular Meeting of March 20, 2017 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 20, 2017, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. Afoun presented the 2015-2016 Annual Report. He apologized for it taking so long to get done. He said it normally should be done before the annual meeting, but the way our audit is structured it is not until the end of the year when we receive the audited figures. Commissioner Stange-Crotty said it was very nicely done. Mr. Afoun said we are required by HUD to do this for accountability. He stated this is our second one and he is proud to get it done.

Mr. Afoun stated that a list of conferences was forwarded to commissioners. At the last retreat it was determined that commissioners should take training. He was hoping that each of them would attend at least one conference per year and went on to say that we do have money in the budget out of our capital fund program for this. Mr. Afoun encouraged Vice-Chairperson Capan to attend a training.

Mr. Afoun stated that AHRMA has sent out information regarding doing other work that could be charged for which they would not cover. Examples of this are daycare, notary public services, etc. Mr. Afoun said that he had previously considered outsourcing some of our activities and charging others for the, but that is not covered by AHRMA.

Mr. Afoun requested a meeting to be set up for MHDC to expand our activities and look at our strategies. It was determined that the meeting would be scheduled to proceed next month's MHA Regular Board Meeting.

a. Resolution #846:

Resolution #846 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

b. Approval of Financial Report: The financial reports are not yet available due to the end of year financial statements that the fee accountants are currently

working on. Mr. Afoun stated next month we will provide the annual year end statement as well as the April report. All indications are that we did good last year and we will probably become victims of our own success.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that the subsidy we get from the government is good. Commissioner Parker, Jr. asked why the current number on the waiting list went down significantly. Mr. Afoun responded that we are required to periodically purge the list. Mr. Afoun talked about an encounter he had with a private landlord the previous week and the landlord's comments were that his dealings with government agencies have been rough and he was not interested in participating in the program.
- d. **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 turnaround time is up because of units that are effected by pest control issues.
- e. **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 went over all the current projects and their status. The painting project is 96% completed. He wants to commend staff and residents. It was a nightmare from the conception, but all parties have worked very well together and we have achieved something tremendous here. The elevator project has progressed much better since he met with Kone. He anticipates the project to be completed in May. Once the project has been completed there should be very few breakdowns. He said mechanically it will function, but sometimes the users, or residents, can affect the function of the elevators. Mr. Afoun then listed some possible future projects, dependent upon funding received. Vice-Chairperson Capan asked if we have estimated figures of the cost to demolish and replace Spring Brook. Mr. Afoun responded that he does not. Commissioner Stange-Crotty asked why we need to do this. Mr. Afoun responded they are too old, almost 80 years old, and are no longer functional. Chairperson Grimes interjected that HUD wants something that is not so centralized. He feels there will be a reduction of units when this happens. He was the project person that headed up the Valley Homes demolition. Mr. Afoun said the challenge we are going to have in Moline is the availability of units. Vice-Chairperson Capan asked if we have heard anything else on flat renters. Mr. Afoun responded he has not heard anything about it lately. Commissioner Parker, Jr. asked if we are going to look at LED lighting when we do the site lighting project. Mr. Afoun responded yes we are. Commissioner Stange-Crotty suggested that if a machine still exists that the school she was associated with still exists that helped remove asbestos tile it may be a way to save money on that project. Mr. Afoun stated he will investigate this. Commissioner Stange-Crotty stated that eventually the tile would need to be removed at some point. Commissioner Parker, Jr. said he is very impressed that all the work orders have been completed this month.

4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Laurie Elhers.

Ms. Elhers said Ms. Diane Fox is in Nebraska and Ms. Tammy Jones is having health issues. Things are going pretty good, but some Spring Brook parents are concerned about some outside people coming in after hours. She recommended they note license plates and inform

the police. They are scared for their children to go out and play without parental escorts. She said it would be nice to get police presence or something. Mr. Afoun stated he will send out a flyer to tenants regarding this.

5. Any other business that may come before the Board including comments from the general public:

There was no other business to come before the Board.

6. 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 6:14 P.M.

Melvin Grimes, Chairperson