

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

April 18, 2016

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, 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 Diane Fox, Lee Westlund, Laurie Elhers, Comlan Houanvoegbe, Mohamed Sow, and Tammy Jones.

1. **Call to Order:** Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Tribute to the late Vice-Chairperson Commissioner Kathy York:** Verbal report given by Mr. John Afoun.

Chairperson Grimes asked for a moment of silence in memory of Vice-Chairperson Commissioner Kathy York.

Mr. Afoun gave a speech in honor of Commissioner York. Mr. Afoun said Kathy wished that there be no funeral and had been buried already. He thought it would be appropriate to have a little reflection of her and have a record that the Board did acknowledge and pay a tribute to her passing. Mr. Afoun then spoke about how Commissioner York had passed away on April 12, 2016 and had been a tenant since 1986 at Moline Housing Authority. She served on the Resident Council as well as on the Resident Advisory Board respectively. She was a member of The Literacy Connection (TLC), and was part of the summer lunch program for the children here at the housing authority.

Chairperson Grimes added that Commissioner York in her own quiet way knew how to move about and get things done; quiet thunder.

Mr. Afoun handed out the 24 CFR 964, which outlines how a tenant commissioner should be appointed and elected. He said that the City of Moline has been notified and the requirement that there should be a tenant commissioner on the board. In absence of interested candidate the Housing Authority can recommend a Section 8 tenant. They will send out a flyer to see if anyone is interested and if nobody is interested we will look at Section 8. Now that we have a RAB board, we can make a recommendation from that. In our case, we just have to send a flyer to all tenants advising them that there is a vacancy and to express interest. Commissioner Stange-Crotty asked who will make the recommendation. Mr. Afoun said the Board will make the recommendation. Commissioner Stange-Crotty asked if we can see something about the candidates and whether this would be done in closed session. Commissioner Parker, Jr. said we cannot do that in closed session. Mr. Afoun said it would be open. Commissioner Parker, Jr. said this is something that all those volunteering should know as we don't want to put anyone in a bad situation. Commissioner Stange-Crotty asked if someone said they were interested in doing this would it be possible to take a look at them and their history in public housing and you wouldn't put them on the list if they were not in good standing. Mr. Afoun responded "absolutely."

Commissioner Parker, Jr. said in thinking reading discussion of potential candidates, would it be a better idea if those candidates were looked at in a closed session, then come out of closed session and then vote when we came out of closed session that way if there were any

concerns about anyone it would not be made public. Board Counsel said she will see if we can have a closed session discussion. Commissioner Parker, Jr. said that is his recommendation to put ourselves to be in a more candid forum. Commissioner Stange-Crotty said to keep an open mind. Chairperson Grimes said to look at the feedback we get and go from there.

3. Vice-Chairperson Election: Chairperson Grimes opened the floor for nominations for Vice-Chairperson.

Commissioner Parker, Jr. nominated Chuck Capan for Vice-Chairperson. Commissioner Stange-Crotty seconded the nomination. Chairperson Grimes called three times for nominations from the floor, but no further nominations were made. Chairperson Grimes declared that the nominations were closed.

Commissioner Capan accepted the nomination and was declared Vice-Chairperson by acclamation.

4. Approval of the Minutes of the Regular Meeting of March 21, 2016: Minutes of the Regular Meeting of March 21, 2016 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 21, 2016, as presented. All voting members present voting “aye”, none against; the Chairperson declared the motion carried.

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

a. Resolution #810:

Resolution #810 was to approve/authorize the Asphalt Sealer and Parking Lot Striping Project. Commissioner Parker, Jr. asked since we are doing this can we try to widen the parking spots even if it would mean eliminating a space. Mr. Afoun responded he will make sure the spots are the standard size. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #811

Resolution #811 was to approve/authorize the Section 8 Housing Choice Voucher Program OIG Reimbursements. Commissioner Parker, Jr. asked if HUD does debt forgiveness would that be the end of this. Mr. Afoun responded yes. Mr. Afoun said the program is in a much better state now and is being monitored so those issues are not happening anymore. Vice-Chairperson Capan asked if they were able to find those 13 people. Mr. Afoun said if we cannot find the people we create bank accounts in their name and if they do not claim the money in a specified period of time we would then take the money back. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #812:

Resolution #812 was to approve/authorize the Vehicle Trade-In. Mr. Afoun was requesting to trade in his Expedition for a new one. There was lengthy discussion regarding the 2012 Expedition and reasons why Mr. Afoun felt it should be traded in as well as questions the Commissioners had regarding the

possible trade-in. All voting members present voting “nay”, none in favor, the Chairperson declared the motion failed.

- b. **Approval of Financial Report:** The financial report was unavailable due to the fiscal year end documents that are still being prepared. These documents will be included with the next Board Meeting Packet for review.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said the late Commissioner York specifically had asked we revise the report and break down the unit rental information on whether they were apartments or houses, which we have done. Participants are having difficulty securing units. Commissioner Parker, Jr. asked about a landlord who had tried reaching our Section 8 Manager and was unable to do so. Mr. Afoun said this has been fixed and everyone is to answer their phones when landlords call, no matter how busy someone is. Mr. Afoun talked about an outreach that was done for landlords and we did get the one that had walked into our last board meeting signed up with on the Section 8 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. The pest control and lease violation spreadsheet was also reviewed. Mr. Afoun stated we are trying to improve the turnaround time, which is mainly due to pest control situations.
- 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 stated he is very proud of our maintenance department as far as work orders are concerned. Commissioner Parker, Jr. asked how the meetings that had been held for the residents at Hillside in regards to the Painting and Range Hood Project and if they had gotten some issues straightened out. Mr. Afoun said the meetings went well. Ms. Tammy Jones stated the contractors are moving along good and everyone is very happy with the vents. Commissioner Parker, Jr. thanked Mr. Afoun for doing the meetings. Mr. Afoun said the RAB Board had been in attendance as well as some of the commissioners.

Mr. Afoun talked about public relations and how he and Ms. Maria Nino had went before the Kiwanis Club and did a presentation as part of our public relations. The presentation was well received. The next stop will by to the Rotary Club. After the Kiwanis Club meeting a few people came and commended us for our work. Commissioner Parker, Jr. confirmed that at the health fair the girl from the library came and said Mr. Afoun did a great job. Chairperson Grimes stated he wants to go to the Rotary meeting since he is a Rock Island member.

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

Ms. Fox said she wanted to mention the late Vice-Chairperson Kathy York because she was here when Ms. Fox started and the first things he noticed was how quiet she was. Ms. Fox didn't know if she was all that good, but when she opened her mouth to tell them what they were supposed to do and exactly how things were supposed to be run. Commissioner York will be missed and Ms. Fox doesn't think anyone will be able to replace her. She was passionate in what she did. Ms. Fox introduced Mr. Mohamed Sow, he was on the RAB board, then moved into a house with his family. He is there best case scenario and was able

to pull this family up and out. Mr. Sow came because of Commissioner York since he knew there was going to be no service for her and he wanted to show his support for her.

Ms. Fox wanted to thank Mr. Afoun for the meetings he held for the painting project. Last meeting Ms. Jones got very upset due to all the people who had dumped on her and he took it upon himself and told them to come to him instead of to Ms. Jones, and Ms. Fox said she thought that was very commendable to do that.

Ms. Fox wanted to mention the health fair. She said all vendors showed up except for two, but the two that didn't respond did show up and they ended up with 16 vendors. They are trying to decide what to do because they are not getting the tenant participation they would like to see; they only had about 50 people attend, with only 4 from Hillside. It went well, everything was smooth, and so we will see. The vendors were really good.

Ms. Fox, Ms. Jones, Ms. Laurie Elhers, and Mr. Lee Westlund went to a conference in Washington, D.C. Some of the things they learned was more for tenants, but the national housing wage you have to make almost \$20 per hour to hold their own. They learned all kinds of facts. This was geared toward tenants to be able to fight against housing, but they don't have this kind of problem here, it is more in bigger cities, so a lot of the topics didn't apply much. Other conference attendees were impressed that our properties were a melting pot and they were impressed with our properties. Some of the phrases they came back with are as follows. If you do not house someone and feed someone tomorrow's children will not be able to be educated for tomorrow. It is cheaper to house someone than to help them health-wise. It is not a hand out, it is a hand up. Ms. Jones wanted to thank Commissioner Parker, Jr. for showing up at the Health & Wellness fair. Chairperson Grimes apologized for not being able to attend as he was doing a funeral at that time. He thanked RAB for doing such a job well done. He next stated we have lost such a strong commissioner and advocate. RAB is right that there will never be another Kathy, but he hopes the next resident commissioner will do just a good of job. Ms. Elhers was impressed that people from their conference remembered and asked about Commissioner Kathy York.

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

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 6:20 P.M.

Melvin Grimes, Chairperson