

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

February 27, 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 11<sup>th</sup> Avenue A, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Vice-Chairperson Chuck Capan, 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 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 January 9, 2017:** Minutes of the Regular Meeting of January 9, 2017 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 9, 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 stated that the smoke free policy is finalized and has become law. We have 18 months to implement it. He also spoke about central office cost and how the funds may no longer be non-federalized. This is not law yet, but all indications lead us to believe that this will come into effect.

Commissioner Stange-Crotty spoke about the training she had attended. She said there is a report we have to have as a unit regarding affirmative housing. This report will be due 270 days before our next five year plan. Mr. Afoun said we are in a consortium with the surrounding cities and housing authorities in order to do this. Commissioner Stange-Crotty said Pittsburg has done theirs and it is 800 pages long. We will go through a period of researching, then do it through the newspapers, then go through analysis to prove what the demographics of our housing is versus our community. We will then see discrepancies between the housing authority and the community. We will then need to make a plan to take care of any discrepancies. Commissioner Stange-Crotty said at the end of the seminar she went up to the attorney and talked about how the results of this wouldn't be able to do anything about making things more equal as far as our demographics.

**a. Resolution #842:**

Resolution #842 was to approve/authorize the Bad Debt Write Offs. This resolution died for a lack of second. Mr. Afoun withdrew this recommendation and stated that the resolution will be presented at the next board meeting.

**b. Approval of Financial Report:** The financial reports were presented and reviewed by the Commissioners. The reports included the month of December 2016 and January 2017. Mr. Afoun said that we are doing well on both income and expenditures for the months.

**c. Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that the goal is to increase the number of vouchers we are leasing.

We are struggling to lease up 230, which is our goal. We are not getting landlords to participate in the program. We have 325 people on the waiting list right now. Commissioner Stange-Crotty asked if all the individuals with vouchers can port out. Mr. Afoun responded yes. Vice-Chairperson asked what the resistance from landlords is. He wanted to know if the landlords can get a better rate in the open market, and Mr. Afoun responded yes. Commissioner Stange-Crotty said landlords think there are a lot of picky things we make them do. Also some landlords do not want to have anything to do with the government. Mr. Afoun reported that the Section 8 admin fee has increased from \$69 to \$72 per unit.

- 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 that the program is healthy. He said we have three different reports showing breakdowns of each site.

Vice-Chairperson Capan asked about the centralized office cost center. He wants to know if we have any projects we want to come down with. Mr. Afoun said he and Ms. Maria Nino spoke with the fee accounting and they are going to see what the exact amount that we can de-federalize is so we can move it from our general fund to our enterprise account or commit it to a project.

- 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 that the elevator has had all the mechanics and safety measures done, now we are waiting for the esthetics portion to be done. The painting is going well and is anticipated to be completed by the end of March. The ceiling replacement project has been completed and the Hillside Heights elevator project will be completed shortly. Vice-Chairperson Capan asked if the ceiling repair was just patched or being completely replaced. Mr. Afoun responded they had been replaced. Mr. Afoun then talked about the future projects for plumbing. He feels it would be better to demolish and rebuild and replace rather than putting all that money into that project.

Mr. Afoun wanted the board to know that the infrastructure and safety issues have all been looked at. He stated that the infrastructure is good for the next 20 years.

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

Ms. Elhers said Ms. Diane Fox was ill and has been in the hospital, but she is on the mend. There is concern with kids on their bicycles, because they are cutting in front of the cars again and people are starting to get concerned. She said that Mr. Miguel Cantu, a maintenance staff member, was fabulous. He had papers on the door when they wouldn't have water and papers on the doors when they could turn it back on. They feel Mr. Cantu needs to be commended. Ms. Elhers said that Mr. Cantu had asked Mr. Kokou Vonde, also a maintenance staff member, to relieve him for a half hour, and he did an excellent job. She stated that Mr. Cantu has a lot of pride and was wanting to thank the maintenance guys and let them know that they are appreciated. She wants something to go out to the parents to let the kids know to look for cars because they don't want anyone to get hurt.

**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 6:05 P.M.

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Melvin Grimes, Chairperson