

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

January 19, 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, 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, and Tammy Jones.

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 December 21, 2015:** Minutes of the Regular Meeting of December 21, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of December 21, 2015 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.

a. **Resolution #799:**

Resolution #799 was to approve/authorize the Agency Plan. This resolution was approved through phone poll and was ratified at the Board Meeting. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #800

Resolution #800 was to approve/authorize the Bid Requirements Policy. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #801:

Resolution #801 was to approve/authorize the Executive Director and our lawyers to proceed in the negotiations of a real estate purchase and that the real estate contract be amended to identify the whole house inspection, radon, mechanical and termites, as well as plumbing inspections. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #802:

Resolution #802 was to approve/authorize the AMP 2 Budget Revision. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. **Approval of Financial Report:** The financial report was presented and reviewed by the Commissioners. Mr. Afoun stated that the revised budget will be brought to the Board next month as well as the draft budget for the 2016-2017 fiscal year, which will then be adopted in March to start on April 1st.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said people are just not finding a place to rent. He said that on our new sign we put on there that we are seeking Section 8 landlords. Mr. Afoun said the need is there, we have the money and the vouchers, but just finding the landlords is the problem.
- 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.
- 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 Commissioner Parker, Jr. had made a suggestion to include work that we are considering so the Board is aware of what is in the pipeline. This has been done as well as a cost estimate on such projects.

Mr. Afoun stated he went to Hillside to visit with tenants and see how things are. He said overall quite a few units that have a reinfestation. They want to talk to the extermination contractor to see if they will go and do a revisit and see if they can take care of that at a low or minimum cost.

Mr. Afoun said that we received a HUD letter stating our audit was accepted and closeout for 2012 capital funds has been accepted. Mr. Afoun handed out the Annual Report to all Commissioners.

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

Ms. Fox said the police presence has been good. She also said they are working on the health fair, which will be in April again. She feels maintenance charges are too high. She checked with another apartment complex and compared their costs with ours and found our to be high. Mr. Afoun said we may have different overhead, etc and that HUD will have to approve our charges before they go into effect. Ms. Fox feels as low income people they are getting gauged. Commissioner Stange-Crotty said they may be comparing apples to oranges. Ms. Fox said this was the only issue bothering her, so she wanted to bring it up. Ms. Tammy Jones said the parking is a big problem at Hillside heights ever since the parking lot paving project.

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

Chairperson Grimes attended conferences in Miami. He said that Mr. Leo Dower did a round table on how we as housing authorities can market ourselves to change opinions of us. Suggestions included become adventuresome and keeping the public informed of how it helps the community. He then said that two years ago we found ourselves subject to

recapture of funds. He said that in 2017-2018 recapture will be back on the table and probably end up being done. We do have some reserves that we will obligate. We must have 4 to 6 months in reserves. Chairperson Grimes also mentioned a software program he saw for the HCV program where people can do re-certs and apply online. It was called CDS out of Atlanta, GA. He felt it seemed quite interesting and worth looking into. There is a group that offers certification for commissioners. Chairperson Grimes will the information to the next meeting.

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 6:40 P.M.

Melvin Grimes, Chairperson