

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

January 28, 2019

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 Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Chuck Capan, Diane Fox, and Jay McCowan. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Tammy Jones and Nathan Joseph.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of November 19, 2018:** Minutes of the Regular Meeting of November 19, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 19, 2018, 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. John Afoun explained the process we will be using to redevelop Spring Brook Court by using tax credits and Section 18 if approved. There was a lot of discussion regarding Section 18. Nathan Joseph from S.E. Clark & Associates was explaining how the process would work and what all was involved in making this work. Mr. Afoun said he read the housing authority can be an owner/manager and he feels that would be in our favor. Mr. Joseph said that is their intent to get the manager fee and be in control. Mr. Afoun asked how this impacts the composition of the Board and whether the mayor would still appointment the Board Members. Mr. Joseph responded this can be the case.

Mr. John Remus said in executing the option they are giving themselves the option to purchase the phase one Spring Brook property, not giving exposure to the limited partner. At this point there is no downside risk for the housing authority losing any property. Chairperson Stange-Crotty asked if when we make this agreement are the members of this Board the ones that are in the agreement. Mr. Joseph said that she and the Executive Director would be signing.

Mr. Afoun said the tax credit application would cost about \$100,000 all together and that the housing authority does not have that kind of money in our reserves. Mr. Joseph brought it to his attention that the regulations allow us to use capital funds to make that payment. We are hoping to use that mechanism for payment. Mr. Afoun said that would be made subject to HUD approval.

Mr. Joseph said Phase 1 would break ground between March and July of 2020, depending on how financial underwriting goes. There will be a total of 3 phases to the Spring Brook Redevelopment Project and should everything go to plan, we would apply for relocation vouchers. Once HUD approves we would stop letting units and they would take it from the PIC system.

Commissioner Fox asked the difference between Section 18 and Section 8. Mr. Afoun responded that with Section 8 we get subsidy from the government to rent to private landlords and Section 18 is to redevelop existing public housing.

**a. Resolution #894:**

Resolution #894 was to approve/authorize the ratification of the 2019 Agency Plan. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #895:**

Resolution #895 was to approve/authorize the Annual Audit (2017-2018). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #896:**

Resolution #896 was to approve/authorize the Bad Debt Write Offs. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #897:**

Resolution #897 was to approve/authorize Amending Administrative Plan and Agency Plan. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #898:**

Resolution #898 was to approve/authorize Authorizing Executive Director to Execute Documents for LIHTC Application and Authorize Expenditure of Funds. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #899:**

Resolution #899 was to approve/authorize Authorizing Execution of an Option Agreement for Spring Brook Courts. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**b. Approval of Financial Report:** The Board reviewed the financial reports as presented. Mr. Afoun said that we are working hard to make sure the expenses are below income. Vice-Chairperson Parker, Jr. asked about office expenses being so high. Commissioner McCowan asked how we are monitoring expenses. Commissioner Parker, Jr. said he wants to have a budget revision done. Commissioner McCowan said he wants to make sure we are not handed another “zinger.”

**c. Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said we are in a good position as far as the vouchers are concerned. We had stopped issuing vouchers due to short fall and it is good we did due to the government shut down. Commissioner Capan said it may be prudent to open a relationship with the bank to let them know if the government shuts down again we may need a loan. This would have to be a signature loan as we cannot pledge any assets from public housing.

**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. Commissioner Capan asked if snow removals are dragging maintenance down. Mr. Afoun said yes. There are no bedbugs at Hillside Heights. The strategy we have adopted by purchasing the heat treatment equipment is working. Spring Valley and Spring Brook each have one bedbug infested unit. The effort from the office, maintenance, the Board, and RAB is working out. Commissioner Capan said we should point that out to Chicago.

- 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 not all work orders had been completed for the month. Mr. Afoun said it broke his heart and his record as far as having outstanding work orders at the end of the month. He said this is the second time in his tenure this had happened. He stated he is going to look into it and this will not happen again. He is meeting with maintenance to tell them this should not happen again. Chairperson Stange-Crotty said to tell them they are still doing a great job. Mr. Afoun Street said the lighting project is going on well. He said there are no concerns from residents and the place is all lit up. Security has been improved and the residents are happy. It is scheduled to be completed in March.

Chairperson Stange-Crotty said the Moline Schools have a machine that takes of asbestos tile. She recommended this be looked in to as far as maybe renting from them or something.

Pest control and lease violation reports were looked at along with the police activity reports.

- 4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Tammy Jones.

Ms. Jones said they are still working on the resource fair, but doesn't know when it will be. She said RAB is still working on trying to get people from Spring Brook and Spring Valley to join RAB.

- 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 6:43 P.M.

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Leslie Stange-Crotty, Chairperson