

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

July 20, 2015

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 Kathy York, 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 was Diane Fox, Tammy Jones, Lee Westlund, Comlan Houanvoegbe, 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 June 15, 2015:** Minutes of the regular meeting of June 15, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of June 15, 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.

Mr. Afoun thanked the Board for previously approving the bonus and thanked them for stopping by at the staff meeting and for the donuts.

Mr. Afoun stated that he had planned on having SE Clark do a presentation, but due to a health situation, he was unable to attend. He stated when they have further information they will try to reschedule the presentation. Legal counsel has informed Mr. Afoun that they are reviewing the proposed contract and have made a few changes and would like more time to finish the review. Commissioner Stange-Crotty recapped that we will get a finalized copy of the contract after the attorneys have looked at it then have a chance to make comments and changes before executing the contract. There was discussion concerning the size of SE Clark's company and whether there are replacement people if he is unable to proceed with the project personally. Commissioner Stange-Crotty also talked about collaboration by the Board to decide what exact projects take place. Chairperson Grimes talked about how the Board needs to understand that it is a slow tedious process that is going to take a lot of hours of brainstorming so it comes out how everyone wants it to. Commissioner Stange-Crotty asked if the agreement should actually be done in the non-profit entity, but Mr. Afoun responded no, since the non-profit is an instrumentality so that Board mirrors this Board and the Housing Authority is the one engaging the developer with the non-profit being the one who would be doing the developments on behalf of the Housing Authority.

a. Resolution #782:

Resolution #780 was to approve/authorize Residents' Utility Payments. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. Approval of Financial Report:** The financial report was reviewed by the Commissioners. Mr. Afoun said highlighted how we are a little high compared to budget in our income as well as expenditures in both amps as compared to the budgeted figures, but generally we are where we ought to be.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that there are not a lot of changes. We have issued vouchers and hope the participants will find units to lease.
- 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 stated that it is taking longer to lease, but unit turnaround has decreased substantially. John reported on the progress of the bedbug services contract going on at Hillside Heights stating that all floors up to the 3rd floor have been treated successfully. Mr. Afoun recommended doing a press release once the entire building is successfully taken care of. Vice-Chairperson York asked on the failure to cooperate on pest control at Hillside was it bugs or normal spray? Mr. Afoun said with normal spray because they understand that with bedbugs their lease is at risk. Commissioner Parker, Jr. asked if the three people who did not cooperate were issued a lease violation. Mr. Afoun responded they were given a lease violation and that the report the Board is given is saying that lease violations have been issued. Commissioner Parker, Jr. wants to have Mr. Afoun follow up on the three people who did not cooperate. Commissioner Stange-Crotty asked if a tenant had a lease violation for not cooperating, then it happens again, will they be evicted? Mr. Afoun responded yes. There was discussion regarding how it is ultimately up to a judge on whether the eviction will in fact take place or not. Commissioner Stange-Crotty feels very strongly that this needs to be taken very seriously.
- e. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The Concrete & Asphalt Project is moving along well. There were some issues where proper notification was not given to residents, but we are working on it.

Mr. Afoun stated he contacted Mr. Doug House from the City's public works department concerning the city roads on our property being repaired. Mr. House said his crew could do patch repairs. They did 11th Avenue A, but didn't get to 43rd Street or 11th Avenue yet. Mr. Afoun has a follow up meeting with Mr. House tomorrow.

Mr. Afoun stated the painting of all the units will be the next project. Once the current project is complete we will commence with painting. Mr. Afoun said the total estimated price for all units in all complexes would be about 3 million dollars. The Commissioners all thought that was outrageous.

The current work orders were reviewed and showed that all monthly work orders had been completed within the month.

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

Ms. Diane Fox said the summer lunch program ends in July and the summer school program ends in August. Ms. Laurie Elhers has reported one of the residents called the police and police in turn responded. The resident involved was very happy with the results. The police stayed on site until the people causing the issue were off the property. Ms. Fox said they are working on the health fair and will be getting their usual grand prize of a 2 night stay at Jumers. The health fair is scheduled for Saturday, August 29th.

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

general public:

Commissioner Parker, Jr. said he knows last year when they were working on Mr. Afoun's performance appraisal they had talked about wanting some changes made. He feels it is not too early to start looking at how it is going to look like. Commissioner Stange-Crotty agreed with this. Commissioners Parker, Jr. and Stange-Crotty both want the tool to be reviewed. Commissioner Stange-Crotty asked when we had meetings at other locations. Mr. Afoun responded that the September meeting will be at Spring Valley and the October meeting will be at Hillside Heights.

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 6:10 P.M.

Melvin Grimes, Chairperson