

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

July 22, 2013

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, Jennifer Ainsworth, 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 Diane Fox, Tammy Jones, Lee Westlund, Officer Pedro Valladares and Officer Becky Sargeant.

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 17, 2013:** Minutes of the regular meeting of June 17, 2013 were reviewed. Vice-Chairperson York noted a mistake on the minutes under the section with the resolution where it was referring to the "Chair" instead of the "Vice-Chair" that needed to be corrected. Motion was made, and seconded, to approve the minutes of the regular meeting of June 17, 2013 with the correction as described. All voting members present voting "aye", except for Commissioner Stange-Crotty who abstained due to not being present at the previous meeting, none against; the Chairperson declared the motion carried.
3. **Approval of Financial Report:** The financial report was reviewed by the Commissioners. Mr. Afoun made note that we have lost over a million dollars since he came to MHA. Motion was made, and seconded, to approve the financial report for the month of June 2013. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
4. **COP Report:** Verbal report provided by Officer Becky Sargeant.

Officer Becky Sargeant referred to the report showing police calls for the MHA properties and reviewed the recent activity. She said that the past 2 to 3 weeks had been extremely busy with numerous fights, mostly between 3 and 5 in the morning, a death, and other serious crimes they had been dealing with for the past few weeks.

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

Mr. John Afoun talked about the proposed interagency agreement with Project NOW for the Head Start Program. There was a lengthy discussion among the Commissioners about the agreement including topics such as whether to charge Project NOW for either the use of the building or for cleaning and reasons why keeping the Head Start program here is important. Motion was made for the interagency agreement to be accepted as presented with the clarification that if other issues arise in the future we would be able to reopen the contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun then mentioned that one of our residents had passed away under very difficult circumstances.

Next, Mr. Afoun discussed the quarterly financial report, which had been given to the commissioners. The report showed the first quarter financial information for the housing authority. He talked about there being a deficit budget due to reduction in subsidy. A cost cutting/saving exercise is being undertaken and a report will be presented to the Board in August. Vice-Chairperson York asked if it was true that Congress only wants housing authorities to have three months worth of operations in the bank, and Mr. Afoun responded that was true. Next month Mr. Afoun will bring some cost saving measures he is proposing to the Board.

Mr. Afoun stated he had drafted a code of conduct and ethics for the RAB members. They will also be sending out a letter to all residents seeing if anyone would be interested in joining the RAB to fill the vacant position.

Mr. Afoun talked about general operations. He said that apart from the project over-expenditure, the day-to-day operations appear to be going well as there are no major concerns to report at this time.

a. Resolution #719:

Resolution #719 was to approve/authorize the Police Station relocation. Mr. Afoun stated that relocating the sub-police station was a way to generate extra income. This would free up the unit currently being used and bring in additional rent. He stated he was bringing it up to get a feel on what the Board would like to do and if they chose to go ahead with the relocation then he would begin the formal dialog with the Chief of Police. There was a lengthy discussion between Commissioners, Mr. Afoun, and Officer Valladares. Vice-Chairperson York suggested the resolution state it was a "temporary" relocation office. Different suggestions were made as to where a new office might be located. Chairperson Grimes asked to table Resolution #719 at this time. All voting members present voting "aye", none against, the Chairperson declared the resolution tabled at this time.

b. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun reported that the funding situation remains very tight and if the situation stays the same they can only sustain about 8 to 9 months of operation.

c. 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 mentioned the report has been enhanced a bit by Mr. Adrian Early. Turnaround time has improved tremendously and generally everything is proceeding well in Public Housing.

d. 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. The Commissioners talked about how long it is taking to complete the punch list on the Spring Brook Door Project. Mr. Afoun said he was very proud of how well the maintenance staff does on the work orders.

Commissioner Ainsworth asked about the community service aspect. Mr. Afoun said the way they are reporting it is slightly different. Now they are reporting accumulative instead of monthly. Commissioner Stange-Crotty talked about

wanting to get people together and facilitate a meeting with Mr. Afoun and he responded he is open to that.

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

Ms. Fox said the summer lunch program is ending on Friday and there have been an average of 60-65 kids each day. Summer school and the TLC program end in August. Mr. Afoun mentioned we are looking for another person to server on RAB from Spring Valley or Spring Brook. Ms. Fox said she heard a couple of people may be interested. Next month Ms. Tammy Jones will have a report from her recent trip to Colorado. Ms. Fox talked about how residents really want to have their apartments painted. She said a lot of people are wanting this. Mr. Afoun responded that painting is part of cyclical maintenance and he wants every single apartment to be painted every five years. Ms. Fox talked about people at Hillside failing their annual inspections because they feel the inspectors are getting too "nitpicky." There was then a lengthy discussion about dirty walls and the issue of cleaning them versus getting them painted, especial in the case of smokers. They felt that smokers were getting threatened with eviction if they did not have their walls washed within thirty days. Mr. Afoun stated that in the past maintenance staff had done the inspections, but this year the management has started to do the inspections. Vice-Chairperson York requested that they take the wall portion out of the inspection until the walls were painted. Chairperson Grimes said we have to use HQS standards when doing our inspections. Mr. Afoun stated that there is not going to be any eviction until he authorizes it and that he is going to staff to tell them to use sensibility when doing the inspections. Chairperson Grimes said he thinks when changes come then resident education needs to happen.

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

No other business to come before the Board.

8. 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 7:00 P.M.

Melvin Grimes, Chairperson