

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

June 15, 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, 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, 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 May 18, 2015:** Minutes of the regular meeting of May 18, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of May 18, 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 spoke about the net gain we had at the end of the 2014 fiscal year and proposed that part of that net gain be used to pay for the current bedbug treatment at Hillside Heights and to invest some of the money in staff.

Mr. Afoun stated that the bed bug treatment contract at Hillside Heights is proceeding well and on schedule. Mr. Afoun stated they are working from the top down and are now on the 6th floor. Commissioner Parker, Jr. asked if any of the floors already treated still have any bedbugs and Mr. Afoun responded no. Re-infestation and possible consequences were discussed.

a. Resolution #780:

Resolution #780 was to approve/authorize a two-year IT Services contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #781:

Resolution #781 was to approve/authorize Development Partner Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously. Commissioner Parker, Jr. stated this resolution was approved with the understanding that it would come back to the Board before signing the contract. Mr. Afoun stated he would invite SE Clark to address the Board.

- b. Approval of Financial Report:** The financial report was reviewed by the Commissioners. Mr. Afoun said we are pretty much on target and we are very happy with how things are going. Commissioner Parker, Jr. asked where we are

on individualizing gas meters. Mr. Afoun responded we will start towards the beginning of the fall.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that the goal is to lease up to 230 then we will be able to make a surplus for Section 8 as well. Mr. Afoun then said the Section 8 SEMAP certification is being reviewed by the field office and he is confident that we will retain our high performer status.
- 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 everything seems to be working out well and the only concern is the community services aspect.
- e. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The Accessibility Project will be done once the hand rails come in and we will then be in full compliance with Section 504. Mr. Afoun mentioned that our only issue we have is our main street belongs to the city and he was hoping the City of Moline could work on that street. Commissioner Parker, Jr. stated that they have a capital program and directed him to Mr. Scott Hinton in their engineering department. Mr. Afoun stated he would speak to Mr. Hinton and report back to the Board. The report also addressed work orders and that the maintenance staff is taking care of work orders in a timely fashion.

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

Ms. Diane Fox said they are working on the health fair, which is scheduled for August 29th. She stated the police have been coming by slowly into the areas where suspected problems are occurring, which is good. The summer lunch program started today in Spring Brook and summer school will begin on the 23rd, also at Spring Brook.

5 Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1):

Motion was made, and seconded, to go into executive session at 6:10 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Leslie Stange-Crotty, and David Parker, Jr. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:20 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Leslie Stange-Crotty, and David Parker, Jr. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:20 P.M.

Motion was made, and seconded, to approve bonuses for staff as discussed in the closed session. All voting members present voting “aye”, none against; the Chairperson declared the motion carried.

6. 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.

7. 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 6:25 P.M.

Melvin Grimes, Chairperson