

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

March 16, 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, Lee Westlund, 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 February 23, 2015:** Minutes of the regular meeting of February 23, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of February 23, 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 Bed Bug Services RFP that came back with three very different responses. There was a lengthy discussion regarding the options that were being presented including factors such as price and method of proposed treatment. Chairperson Grimes stated the Board is authorizing Mr. Afoun to bring back a resolution to go into contract with Iowa Illinois Termite & Pest Control.

Mr. Afoun informed the Board that a REAC Inspection has been scheduled for April 2015. He elaborated that since the last inspection had a score of 79, we are required to be inspected every year at this point. Mr. Afoun stated that although our REAC Inspection score was 79, our overall PHAS score still qualified us to be a High Performer overall.

a. Resolution #766:

Resolution #766 was to approve/authorize the Operating Budget 2015/2016 for Public Housing (AMP 1). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #767:

Resolution #767 was to approve/authorize the Operating Budget 2015/2016 for Public Housing (AMP 2). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #768:

Resolution #768 was to approve/authorize the Operating Budget 2015/2016 for Housing Choice Voucher Program. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #769:

Resolution #769 was to approve/authorize the Legal Services contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #770:

Resolution #770 was to approve/authorize the Laundry Equipment Services contract. All voting members present voting “aye” to include the ability of Mr. Afoun and Counsel to negotiate better terms based on their lack of performance, none against, the Chairperson declared the motion carried unanimously.

Resolution #771:

Resolution #771 was to approve/authorize the Fee Accounting Services contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #772:

Resolution #772 was to approve/authorize the Architectural/Engineering Services contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

- b. **Approval of Financial Report:** The March 2015 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.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that we are looking to increase the lease up rate to our maximum level. There is a landlord outreach meeting scheduled for Thursday. Commissioner Stange-Crotty asked if we have vouchers for the handicapped or elderly. Mr. Afoun responded we do and they get a reasonable accommodation, which can extend the time they have to look for a unit, but this does not take them to the top of the list because we do not have preferences anymore. Mr. Afoun stated the Section 8 program has been fully relocated to the Spring Brook office.
- 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.
- e. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The only current project is the Accessibility Project. The report also addressed work orders and that the maintenance staff is taking care of work orders in a timely fashion. Chairperson Grimes asked Commissioner Parker, Jr. if he was available next Monday to meet with the maintenance staff on how well they are doing. Mr. Afoun said that the 2015 Capital Funds have been allocated to us.

Commissioner Parker, Jr. asked what the criteria is for that. Mr. Afoun responded we don't really know how it is calculated, but we do know that we get 3% more due to being high performers.

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

Ms. Diane Fox said they were glad that at least Mr. Comlan Houanvoegbe was here last month. They are very thankful they discussed the bedbug problems so much and for approving Iowa Illinois Termite & Pest Control because they are the company they were hoping for. There were 6 people at the Spring Brook resident meeting and 10 or 11 at the Hillside resident meeting. That is a good turnout. Ms. Fox said they're looking into Washington Elementary doing a summer school program here and Project Now doing their summer lunch program as long as they receive their grant. RAB is going to plan the health fair that they have every year. Instead of doing it in April as they have in the past, they will plan for August this year. They are looking at holding the health fair on a Saturday this year to try to boost attendance.

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

Mr. Afoun said last month we are going to demonstrate how the new system is running, but has now decided we are going to run the system for 3 months then present it. Commissioner Parker, Jr. asked if we are going to record the conversations and is it real time or is it dumped? Ms. Maria Nino stated the conversations will not be recorded and are real time and are not saved. Chairperson Parker, Jr. stated he wanted to make sure if it was being recorded we were letting people know.

Board Counsel stated she had information regarding cluster boxes. According to their review on new construction, post offices can mandate cluster boxes, but cannot mandate them to current places. More or less things can stay as they are if the Board wishes that.

Commissioner Capan asked the RAB that since we have been without police protection for about a year now how things have been going. RAB Responded Hillside is good, they have just called the police up when they have issues and have not had any problems. Vice-Chairperson York said they haven't had anything bad up here. You will still have your usual things. She said police just give an apartment number of where they go, but not of what happened. If anyone wants to know details they need to go to the police station to inquire about that. Mr. Afoun said he has been walking around the properties and talking to tenants stating we would like to know if there have been any issues since police are not here. All tenants he has spoken with said they have no concerns.

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 6:36 P.M.

Melvin Grimes, Chairperson