

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

March 19, 2018

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 Chuck Capan, Leslie Stange-Crotty, David Parker, Jr., and Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Fire Chief Jeff Snyder, Tammy Jones, Lee Westlund, and Laurie Ehlers.

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 26, 2018:** Minutes of the Regular Meeting of February 26, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of February 26, 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. Afoun said we are happy to have a full house today. First item is a presentation by newly appointed Fire Chief, Jeff Snyder. We are trying to continue to develop a closer working relationship with the City of Moline. We have been meeting with head of departments and divisions that we work with closely. The Chief of Police was here last month and we are happy to have the Fire Chief here this afternoon.

Chief Snyder handed out some documents. He has been with the fire department for 29 and a half years. He worked himself up through the ranks and understands what newer employees experience through the fire department. He has been blessed and humbled to have been appointed as fire chief. He wants to partner with folks to assist us to assist others. He stated they want to be good neighbors and they value the relationship with us and try to be responsive to our needs as well. He asked for any ideas or questions we have for him. He said he is opened to suggestions to work together to identify any problems or anything. If we come to them we should feel free to reach out to him.

Commissioner Parker, Jr. said Chief Snyder has been a great resource and they are lucky to have him. He has done things with culture in the fire department as well as how they hire new hires to make it not so cost prohibitive to get hired on. They are trying to open up some doors to become more representative of the community they serve. Commissioner Parker, Jr. said there is not a lot of diversity in the fire department and Chief Snyder is working to change that. He said they are really excited to have Chief Snyder on board as is the City Council. Chief Snyder is very willing to help with anything we need. Mr. Afoun asked if they are still willing to come participate at the health fair. They enjoy interacting with those types of things, or anything like that they would like to have an opportunity to help out. They like to do that. Commissioner Fox asked if the fire department could come and bring the truck for kids sometime even if they don't have the health fair. Chief Snyder tries to reach out to community organizations to make sure we are working as a team. He hopes moving forward we can help each other. He left handouts for residents and said they have a nice commercial they made to help recruit new people for the fire department.

Mr. Afoun stated we have had a good working relationship with the police over the years. He had heard we had a new police chief and met with him. He is happy to hear that the new Chief and Capitan are very committed. They have been working with Mr. Afoun to help with the site lighting and security camera projects. He wants to commend Chief Hitchcock and Capitan Fisk who are good guys and helping to achieve a crime free environment. He has also helped to translate signs into French. Commissioner Parker, Jr. said maybe we can get Capitan Fisk to come by next month. He asked if we are interested in meeting the Fire Department Chief as he is also new. Mr. Afoun responded yes. Vice-Chairperson Capan said opening up communications is always good. Commissioner Parker, Jr. said we couldn't be luckier with the new chiefs we have, they are just fantastic.

Mr. Afoun stated that Commissioner Parker, Jr. asked about the OIG report at the last meeting. The Tuesday after we got a call from HUD to OIG. Chairperson Grimes said he also got a call about this as well along with a letter. Mr. Afoun said after 4 years they want to take further action. He said we have further documentation to reduce a great majority of the amount owed. A response letter has been given that the audit was inaccurate, we are disputing and we don't have money to repay it. They will send someone from the head office in Washington to look at our books and our accounts. If it is determined we cannot pay they will do debt forgiveness. The good thing is the two options are debt forgiveness or repayment over a long period. One of the things in our favor is our audits have been in good standing so they are not really pressuring us so much. He will keep them posted.

Mr. Afoun was made aware that the Great Metro Housing Authority has jurisdiction to operating county wide. They have the money and the vouchers so they are able to take over the Garfield School Senior Housing Project. They already have two project based Section 8 within the county and have the means to be able to do that. They spoke to HUD at length to justify budget authority and were able to prove they have budget authority. They have tentatively given their blessing to go ahead, however the way housing authorities are set up even though Great Metro has jurisdiction in the county, Moline Housing has the authority of developing any tax credit properties within the City of Moline. They need our consent to come into the area. He spoke to the Chair and said we have been backing this project from the beginning and we have no objections with this project moving forward. There are no financial or legal implications to do this. Commissioner Parker, Jr. asked if there ever comes a time where we get project based vouchers would we be able to take that over. Mr. Afoun said no they will have it forever. They are asking us to do the inspections and we will do it for a fee. Along the line when project is due for disposal in about 15 years we could maybe ask to be written into those documents to be given consideration, but outright it would be them because they were part of the original. Mr. John Remus did not look at these prior to getting the packet. He said he took a look and nothing caught his eye. Vice-Chairperson Capan said if he could put a term and not have it be a perpetual agreement. They suggested asking for first right of refusal to see if HUD would approve that. The second component is the inspections, which is to our favor. Legally they cannot do them and we have the capacity. It brings us revenue and we embrace that, which further develops the relationship within us.

At the last board meeting we got an estimate for a portable generator for AMP 1. We were able to do so and show what it is capable of doing. The Maintenance Supervisor has since brought to his attention that he spoke to the manufacturer of the bedbug heater is that it would not work. The type of generator needed is what Iowa/Illinois Pest Control uses. Mr. Afoun said it would be \$140,000 to purchase that. Vice-Chairperson Capan said if you take our proposed bedbug heater and have an electric company look at this they may have other suggestions. He asked how often we would use a portable generator in this complex and said there are rental companies and we have pickup trucks. Mr. Afoun was asked to get costs on rentals. Mr. Afoun said we just hired a pest control technician to work in the maintenance department full time for pest control. We will get him involved and get his views on this. He starts next Monday. John hopes next month we will bring to a conclusion this whole issue. Chairperson Grimes said if we are looking at doing it in Spring Brook and

Spring Valley we need to go through rental. Vice-Chairperson Capan asked if the City had a generator. Mr. Afoun is to look into generator rental and plan on closing this up one way or another at the April meeting. Commissioner Stange-Crotty said if we are consideration our own generator can we put in the cost of a trailer that it would be attached to. She also wants a bid on a trailer if we were to purchase it as the machine may not be available at a rental place.

a. Resolution #873:

Resolution #873 was to approve/authorize the naming of the Kathy York Playground. Mr. Afoun stated that we are of the view that naming the park after her would be appropriate to honor her. He wants to commend Commissioner Parker, Jr. for organizing the signs that were made and placed here along with translating them into French. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #874:

Resolution #874 was to approve/authorize the purchase of appliances. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #875:

Resolution #875 was to approve/authorize the Lead Based Paint Inspection/Risk Assessment Services Contract. Mr. Afoun said HUD has been putting enormous pressure to get this done. He said that Hillside Heights was constructed in 1974. He is hoping there is not a lot to remediate as they have not given us any money to do any of this. Tomorrow he will contact HUD and let them know this is what has come up and ask if they have any grants. Commissioner Parker, Jr. also brought to his attention about radon to see what their requirements are on that and see if there is any funding out there for that either. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

b. Approval of Financial Report: The financial reports were unavailable due to an issue with the fee accountant's new software.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said we are doing really well in terms of lease up. We are becoming victims of our own success. He wants the Board to really commend the Section 8 department as they have worked really hard to make it happen. Since the department has been fully staffed they have done really well. HUD is saying the dollar amount that is available to us is not able to sustain the 230 vouchers. They will give us a onetime shortfall, but once the federal budget is passed, whatever dollar amount they allocate to us we need to determine the number of vouchers that will sustain. Commissioner Fox said she had asked if they had a shortfall at 230. She thought they would give shortfall and is asking if it is one year only. Mr. Afoun said they give shortfall until the budget is released. Natural attrition will happen, but his concern is when we need to stop issuing the vouchers. We will have angry members of the community because people on the waiting list will not have opportunity to get a voucher. Commissioner Parker, Jr. asked if there are other housing authorities that have vouchers available and

can we funnel our waiting list to theirs. Mr. Afoun said no we cannot do that. Commissioner Stange-Crotty asked about porting into Moline and was told people have to wait one year prior to the porting. The Board said to thank the Section 8 staff from us they have done a tremendous job.

- 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 there is generally not a lot to report. Mr. Afoun said that pest control is doing very well.
- 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 that the maintenance staff is taking care of work orders in a timely fashion. We are in process of putting together the contract documents for site lighting. We are in the planning states and final meeting will take place next month and we will go out to bid in April or May. He wanted to commend Officer Trevor Fisk for his help. Mr. Afoun said at the next meeting he wants to involve the resident advisory board and get their input. Next after the lighting project will be cameras and the police will be working with us on that as well.

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

Ms. Jones said not much is going on with RAB although we did have river bend came up and went over awesome at all three projects. They had plenty for everyone. They want to commend Commissioner Stange-Crotty along with Ms. Lorena McMillan and Ms. Mellissa Neff. As they did a lot with this. It was a huge success. The gentlemen who came and brought it in their truck were also volunteers. They were super impressed by Ms. McMillan and Ms. Neff. She said more residents wished they could have it. Ms. Laurie Elhers said we have to have enough people to support the program as they don't want to have leftovers. The fruits and vegetables were really fresh and they were really happy with it.

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

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 Vice-Chairperson declared the meeting adjourned at 6:38 P.M.

Melvin Grimes, Chairperson