

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

May 18, 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, Laurie Elhers, and Comlan Houanvoegbe.

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 April 20, 2015:** Minutes of the regular meeting of April 20, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of April 20, 2015 as presented. All voting members present voting "aye", none against, except for Commissioner Stange-Crotty who abstained due to not being present at the previous meeting; the Chairperson declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. Afoun stated that it was time to submit the Section 8 Management Assessment Program (SEMAP) Certification. He said this will be transmitted tomorrow.

Mr. Afoun stated we did very well for the REAC Inspection and wanted to commend the staff for working hard. He said he pushed hard to make sure the staff did well and due to a good score we won't see them again for three years for another REAC Inspection.

a. Resolution #777:

Resolution #777 was to approve/authorize the Bad Debt Write-Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #778:

Resolution #778 was to approve/authorize the Vision Insurance Renewal. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #779:

Resolution #779 was to approve/authorize the Exterior Concrete and Asphalt Project. 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 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 the waiting list was opened and we received a total of 800 applications, which goes to show the demand and need in the community, so he is glad the Board supported keeping the program in-house. Mr. Afoun stated that we are authorized to issue 234 vouchers, and that is our goal.
- 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 there were no major issues to report. The waiting list for public housing is now closed and we received many applications. The feedback he is getting from residents after the REAC Inspection is very good and they are relatively happy as far as that is concerned. The Bed Bug treatment has started at Hillside Heights.
- 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. Mr. Afoun stated that the Accessibility Project should be concluded by the end of May. Commissioner Parker, Jr. asked if the concrete project will obligate the remainder of the 2013 CFP money as well as some of the 2014 CFP money and Mr. Afoun responded yes.

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

Ms. Diane Fox said there are still questions on whether the lunch program will go on or not. Summer school starts at the end of June. She wanted to mention about the maintenance staff that Mr. Comlan Houanvoegbe had his yearly inspection done and maintenance found some problems he wasn't aware of, so he feels they are doing a really good job. Commissioner Parker, Jr. mentioned there was a concern about elevated crime activity last month. Ms. Laurie Elhers said it was still the same people. Mr. Afoun said they met and got the detailed information about those that are involved. Ms. Elhers said she has not seen the one that was making problems. Mr. Afoun said they are aware and we are keeping an eye on it. Commissioner Parker, Jr. asked if we were pretty tight on making sure that there are no people living in units that should not be living there. Mr. Afoun stated we are very on top of it and we make sure nobody else is living in units that should not be there.

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

Commissioner Stange-Crotty said she does not like the tool that we use to evaluate Mr. Afoun's performance. She thinks that what happened last year when we used that tool was a confusion on comments that were put together. We had comments that were out of context that were put in different ways. She wanted to remind everyone that they wanted to start on Mr. Afoun's performance evaluation earlier this year. She wants to have them talk to the HR person and see what we can do to change the tool that they use to evaluate him. Vice-Chairperson York said that years

ago it used to be a much simpler review. Commissioner Stange-Crotty said the tool is wieldy in her opinion and she didn't want to run up to that time again and not have a chance to think about it. Chairperson Grimes said he will bring feedback in June.

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 5:51 P.M.

Melvin Grimes, Chairperson