

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

November 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 11<sup>th</sup> Avenue A, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Chuck Capan, 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 were Diane Fox, Lee Westlund, Laurie Elhers, Kevin 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 October 19, 2015:** Minutes of the Regular Meeting of October 19, 2015 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 19, 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 stated that HUD has identified some additional funds to make available to support ongoing fees for the public agencies administrating the Housing Choice Voucher Programs. Normally they do this towards the end of the year. They have therefore increased the Section 8 administrative fee from 79 percent level to 81 percent.

a. **Resolution #793:**

Resolution #793 was to approve/authorize the purchase of Appliances. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

b. **Approval of Financial Report:** The financial report was presented and reviewed by the Commissioners. Mr. Afoun explained the report and added that a budget revision was going to be done to make sure we have a balanced budget at the end of the year.

c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said we have vouchers, but finding a place to lease has been a challenge. We are working with landlords to try to get more available places for our voucher holders to rent.

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. The pest control and lease violation spreadsheet was also reviewed. Mr. Afoun said we have changed the format slightly, 2 months ago. The majority of the arrears are mostly maintenance charges or retro rent.

- 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.

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

Ms. Fox said she talked to Ms. Tammy Jones and was told that they haven't heard of or seen any bedbug re-infesting, so it seems to be holding. Ms. Laurie Elhers has said she had an issue with a tenant and called the police and they were there within 10 minutes, so she got a good response. Another resident also called the police and they were there very quickly. The other little thing from Hillside is people are all upset about the no smoking ban that was in the newspaper article last weekend.

5. **Any other business that may come before the Board:**

Board Counsel said she had made herself a not related to the indemnification clause related to the painters moving things around in the apartments. She does not have it ready yet, but does have it on her things to do list.

Mr. Afoun said we have a very important meeting tomorrow. He really wants to have the RAB members there. This is at 6:30pm it will be at the very beginning of the committee of the meeting. This is at the City Hall building. We have put the presentation together. Go to the 2<sup>nd</sup> floor in the elevator, it is in the council chambers.

Mr. Kevin Elhers wants to know if we are going to provide liability if something is damaged. He said there are a lot of things that cannot be replaced in his unit. Mr. Afoun said we are considering a month notice. He said they are considering getting those pod things to put their things into. We have agreed on certain principles that we will start at Hillside. We are thinking of maybe providing a mobile storage type thing.

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 6:00 P.M.

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Melvin Grimes, Chairperson