

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

November 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 Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Diane Fox, and Jay McCowan. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Mayor Stephanie Acri, Tammy Jones and Lee Westlund.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Oath of Office:** Mayor Stephanie Acri gave the oath of office to Commissioner Diane Fox and Commissioner Jay McCowan.
3. **Approval of the Minutes of the Regular Meeting of October 15, 2018:** Minutes of the Regular Meeting of October 15, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 15, 2018, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
4. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. John Afoun stated that HUD is proposing to change our current operation subsidy in public housing. They want to do what they have done in section 8. They do cash management they give you money as you need. The industry is in the view that it is a bad move since it has impacted section 8. Information purposes. Initial stages at the moment. Just a thought that is published and nothing has gone before congress. John will provide further information as it becomes available.

a. Resolution #891:

Resolution #891 was to approve/authorize the Employee Dental Benefits. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #892:

Resolution #892 was to approve/authorize the Employee Health Insurance. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #893:

Resolution #893 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. Approval of Financial Report:** The Board reviewed the financial reports as presented. Mr. Afoun said that we are working hard to make sure the expenses

are below income. Vice-Chairperson Parker, Jr. said when we make our new budget we need to dial it in and be a little more accurate next time. Mr. Afoun said that we are no longer in the shortfall.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said we have not started issuing the vouchers since coming out of shortfall and we want to make sure we have the money in our account. We plan to start issuing in January. Our average HAP is about \$180,000. We are 96% in terms of utilization rate, so we are where they want us to be. He stated there are no concerns as far as Section 8 program is concerned. Vice-Chairperson Parker, Jr. asked if the people on waiting list are pretty spread out as far as number in households. Mr. Afoun said he doesn't have the breakdown of the family composition. Vice-Chairperson Parker, Jr. said we have an opening at Fiesta Manor and asked if that shouldn't be filled pretty fast since we have 114 on the waiting list.
 - 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. Chairperson Stange-Crotty asked about the fall in applications on file and if that is because we cleaned the registry. John said yes. She noted we do that every October. The board gave us authorization to hire contractors to help maintenance bring units back online. We had an unusual situation where we had a lot of units get vacated all at once. We got 30 units all at once. We are trying to work with the contractor to make sure the units get back online. We will have about 7 units that will be ready this week. Mr. Afoun said that is working out. As far as public housing is concerned the only challenge we have is the workload for maintenance due to the exodus of people moving out. Commissioner McCowan asked how long it usually takes to turn a unit around. Mr. Afoun responded 14 days. Commissioner Fox mentioned a lot of people moved out because they purchased houses.
 - 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. Mr. Afoun Street said the lighting project is going very well and tenants are pleased and have compliments. Hillside Heights is done and Spring Brook and Spring Valley are almost done. Weather permitting we will be done by end of year. Projects being considered for future were gone over. Security Cameras will happen immediately after lighting along with roofing of Hillside. Work orders for the month were done.

Pest control and lease violation reports were looked at along with the police activity reports.
5. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Tammy Jones.
- Ms. Jones said they are still looking for RAB members from Spring Brook and Spring Valley. She said that they are talking about having a resource fair instead of a health fair. This is just so people know resources that are there to help them. Other than that RAB is not doing too much. Chairperson Stange-Crotty suggested getting organizations involved that people could volunteer at.
6. **Any other business that may come before the Board including comments from the general public:**

Mr. Afoun said he will be out of town as of Wednesday and to contact Ms. Maria Nino if anything comes up during his time away from the office.

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 6:14 P.M.

Leslie Stange-Crotty, Chairperson