

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

October 21, 2013

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:44 PM in the Commissioner's Hall in Hillside Heights located at 825 17th Street, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Vice-Chairperson Kathy York, Chuck Capan, and Jennifer Ainsworth. Staff members present were Executive Director John Afoun, Finance Manager Doug Schott, and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Diane Fox, Tammy Jones, Lee Westlund, Officer Andy Hughes and Officer Pedro Valladares.

1. **Call to Order:** Chairperson Melvin Grimes called the meeting to order at 5:44 p.m.
2. **Approval of the Minutes of the Regular Meeting of September 16, 2013:** Minutes of the regular meeting of September 16, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of September 16, 2013 as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Approval of the Minutes of the Special Meeting of September 21, 2013: Minutes of the special meeting of September 21, 2013 were reviewed. Motion was made, and seconded, to approve the minutes of the special meeting of September 21, 2013 as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

3. **Approval of Financial Report:** The financial report was reviewed by the Commissioners. Mr. Afoun made note that included was also the second quarter financial statements. Commissioner York asked how the 4% rise in gas prices will affect us. Motion was made, and seconded, to approve the financial report for the month of September 2013. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
4. **COP Report:** Verbal report provided by Officer Andy Hughes.

Officer Andy Hughes referred to the report showing police calls for the MHA properties and reviewed the recent activity. He stated there is nothing alarming or significant and then gave a recap of events that had happened in the last month.

5. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. Afoun said that Ms. Tarisita Nimmers had left the housing authority and we are going to be trying to hire a replacement. The reduction of staffing level is having an impact. He said all the emergency and essential repairs and requirements are being taken care of.

a. Resolution #727:

Resolution #727 was to approve/authorize the Transfer of Property. Mr. Afoun stated that this is to transfer the vacant building with the parcel of land to the Housing Authority's not-for profit corporation (Moline Housing Development Corporation) to develop affordable housing so as to generate income to

supplement MHA's funding and operations. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #728:

Resolution #728 was to approve/authorize the Payment Standard (2013-2014). Mr. Afoun stated that the housing authority is required annually by HUD. He stated that the payment standard is what we pay the landlords in Section 8. The payment standard is 120% for the 2 and 3 bedrooms, which was approved by HUD. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #729:

Resolution #729 was to approve/authorize the Dental Benefit. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

- b. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun reported that operationally there is not a lot of movement.
- c. **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. There is also a pest control and lease violation report included. Mr. Afoun stated that there is a low staffing level and high turnaround of units currently. Chairperson Grimes stated he thinks we are doing a better job with pest control than outside contractors did. Mr. Afoun replied that he felt it was one of the best ideas Mr. Early had here although it brought more duties to the maintenance staff.
- d. **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 said that the roof project at the Spring Valley Community Building is almost finished.

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

Ms. Fox said the RAB had talked to Mr. Afoun on Friday and told him that residents at Hillside Heights wanted a larger television in their common area and Mr. Afoun had agreed. She also stated that RAB will be getting three more residents to join the Resident Advisory Board.

7. Any other business that may come before the Board:

There was no other business to come before the Board.

9. 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.

Melvin Grimes, Chairperson