

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

September 16, 2019

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Valley Community Room located at 1150 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, 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 was Tammy Jones and Ann Nelson.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of August 19, 2019:** Minutes of the Regular Meeting of August 19, 2019 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 19, 2019, 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 the Board had approved that we have a company come to conduct a Mock REAC inspection. They provided extensive training, which was an all-day affair. Mr. Afoun referenced an attachment that provided a summary of the training. It brought understanding of the newly announced future requirements. John stated that the senior managers met this morning for almost two hours to prepare for the REAC inspection next week. Commissioner Fox asked why there were items listed as “forget about” on the handout he had given. Mr. Afoun replied that this was talking about what was most important point wise for the inspection.

Mr. Afoun thanked the board for the opportunity to have gone to the International Housing Conference in Australia. It was very informative and useful. In Australia there is a national focus on housing. In America we should adopt a similar approach where there is a national strategy. They place heavy emphasis on resident participation. The board decided we should have a resident annual conference. Mr. Afoun led the American delegation. He participated in various seminars and shared American’s perspective on how we manage our housing programs on a day to day basis.

Mr. Afoun went over a debt collection report that had been included in the board packet as well as a letter received from Congresswoman. Cheri Bustos acknowledging that she had received our letter about the Section 8 program.

a. Resolution #917:

Resolution #917 was to approve/authorize the IT Services Contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #918:

Resolution #918 was to approve/authorize the Employee Dental Benefit Contract. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #919:

Resolution #919 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.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said overall the Section 8 position is good in terms of the HAP payments we get and the utilization rate. Chairperson Stange-Crotty asked about the waiting list. There were only about 46 people on the list after purging it and now we have 1900 people waiting for a voucher. Some applicants made an error and applied for Public Housing instead of Section 8. Chairperson Stange-Crotty asked how many are from Moline. Mr. Afoun responded that almost all of them are from Moline. Chairperson Stange-Crotty said her question is that of the 1900, which there could be more, how many of those people are counted in this number that want to port in. Mr. Afoun said none, because the ports are from others that already have a voucher but are from a different area. He said that once we get all of the numbers we will be able to determine how many people from each city are on the waiting list. Mr. Afoun said that once the information is all together he will bring this information to the board. Chairperson Stange-Crotty said that she is very interested. She would also like to see how many people out of those have an income versus not having an income.

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 said there is nothing major from last month, other than the unit turnaround. We are struggling at the moment because of REAC preparations and people moving out left and right. Commissioner Fox asked about how many people work that are here. Mr. Afoun said that more than 96% of our tenants work. Those that work the majority of them are on flat rent and that brings us revenue. Economically the housing authority is in a very good position as far as that is concerned. Mr. Afoun said that post-secondary education is phenomenal. Almost 100% of our high school graduates are going to college.

Pest control and policy activity were discussed. Chairperson Stange-Crotty commented that when she first came on this council the bedbug situation was a mess. We had police stationed in our housing, criminal activity, housing that was subpar. She said it was really due to Mr. Afoun's leadership that things have turned around and she wanted him to know that.

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 which had all been completed for the month.

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

Ms. Jones said there was not much to report. They have a new member, Ann Nelson and hopefully she will be able to get some balls rolling that others haven't been able. Ms. Jones said that she would like to get a resources fair planned, but it is difficult for her currently. She said she is so happy that Hillside Heights is almost bedbug free.

5. Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1):

Motion was made, and seconded, to go into executive session at 6:13 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, and Jay McCowan. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:27 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, and Jay McCowan. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:27 P.M.

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

Commissioner Fox moved to grant Mr. Afoun 9% discretionary bonus under his contract. The motion was seconded by Commissioner McCowan. All commissioners present voted in favor.

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 6:30 P.M.

Leslie Stange-Crotty, Chairperson