

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

September 17, 2018

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

Board members present were Vice-Chairperson Chuck Capan, David Parker, Jr., Leslie Stange-Crotty, and Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance.

1. **Call to Order:** Vice-Chairperson Chuck Capan called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of August 20, 2018:** Minutes of the Regular Meeting of August 20, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 20, 2018, as presented. All voting members present voting "aye", none against; the Vice-Chairperson declared the motion carried.

Approval of the Minutes of the Special Meeting of September 8, 2018: Minutes of the Special Meeting of September 8, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of September 8, 2018, as presented. All voting members present voting "aye", none against; the Vice-Chairperson declared the motion carried.

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

Mr. Afoun stated that since our strategic planning meeting two weeks ago S.E. Clark have been asked to come and we have identified certain things in our meeting. Our position has somewhat changed. Mr. Afoun asked Vice-Chairperson Capan to articulate our position to S.E. Clark. Mr. Afoun said last time they were here we wanted to pursue move to work, but based on information we have decided that it will be a waste of resources to apply to move to work. The S.E. Clark representative said it was worth looking into it, but with what we have so far it didn't make sense. They agreed pulling the plug is definitely the right move. Vice-Chairperson Capan said we aren't even close to qualifying. Mr. Afoun said what the Board subsequently decided is we want to embark on, which is total demolition and replacement. Last time S.E. Clark was here they suggested partial demolition of Spring Brook was the way forward, but the Board wants to do all of Spring Brook either using RAD or Section 18. Now the directive to S.E. Clark is we want to proceed with total demolition and replacement of Spring Brook. This will not be done all at once, but in phases. Vice-Chairperson Capan said we have some land here where we can build new then move some people out for the phase rehab so we have somewhere to put the people. The S.E. Clark representative said depending on specifics as we are pursuing and getting ready to start construction we typically let units go vacant through attrition and we have financing pretty locked in Mr. Afoun would cease renting and we would leave those units empty to let tenants move around. Something we might also look at is if we are interested in taking down some of the units it may make a lot of sense, because we are struggling to get units on the vacant partial. Commissioner Stange-Crotty would like to see that in a diagram. S.E. Clark said yes. Commissioner Stange-Crotty wants clarification so it is easy to see and understand what is being proposed. He said when working with architect it will be pretty clear what is included in each phase. They agreed this would be better communicated visually. Mr. Afoun said the corner lot is always available either through tax credit or RAD. S.E. Clark said it would be good to put

something new on corner lot to make a statement to the community. Vice-Chairperson Capan mentioned the Spring Brook Administration Building can be considered in the demolition because eventually we want everyone based out of the Spring Valley Office. The S.E. Clark representative asked if there is any certain part of Spring Brook we would want them to begin with on phase one. Mr. Afoun said they are all pretty similar so it doesn't really make a difference. Commissioner Parker, Jr. said when RAD has gone into other places they had community outreach to warn people about what is going to happen and asked if we are going to do one of those. The S.E. Clark representative said that is required and they have done that many times and will do extensive community outreach.

a. Resolution #888:

Resolution #888 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Vice-Chairperson declared the motion carried unanimously.

b. Approval of Financial Report: The Board reviewed the financial reports as presented. Mr. Afoun said that we have received more than expected in revenue, but have also spent more than budgeted for in both AMPs. Other than that the general position is good. Mr. Afoun stated there is nothing to worry about.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said we are still in shortfall, but have enough money to support what we have as far as Section 8 is concerned.

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 talked about the amount of vacant units we have, which is a result of moving out. He said a lot of residents have moved to buy their own homes. The recent moves are all to buy houses in the Moline area. It is putting a lot of pressure on the maintenance department, but it's good that they are buying their own homes and that people on the waiting list are coming in. Mr. Afoun said that when Mr. Sherrod was here and the lady who came to do the labor standard audit both indicated if at any given point we are overwhelmed with unit turnaround we can request a waiver to use a contractor for our day to day services. Mr. Afoun said we are getting ready to ask for HUD's permission to get help with unit turnaround. Commissioner Stange-Crotty asked how long we would hire contractors for and Mr. Afoun responded a contractor came Friday and looked around and will give us a proposal. Once he turns that in we will have a better idea of how long we will need a contractor for. Commissioner Stange-Crotty asked if we get a proposal in order to facilitate the unit turnaround are you going to make a phone call or text or what are you going to do for approval. Mr. Afoun responded that if it was a prevailing wage we would not need HUD's approval. Commissioner Stange-Crotty asked why we are not paying prevailing wage. Mr. Afoun said we can, but when we have a lot of units we can ask for HUD approval for doing so and not using prevailing wage. Vice-Chairperson Capan asked when you get the proposal he would like the legal counsel to look at the contract before we move forward with that.

Mr. Afoun said that the investment made in the heat treatment equipment is really working. Commissioner Fox asked if we have a lot of smoking violations. Mr. Afoun said nothing het. He said if we have any we will put it under the "other" section. He said we can expand the violations and call it nonsmoking violation.

Commissioner Parker, Jr. asked under lease violations criminal activity always shows as zero. He said according to police there is always a steady level of police activity. He was wondering if anyone was curious to see police activity. He said if we ask for the police report on a monthly basis we can get these. Commissioner Stange-Crotty said just put a number, we don't want people's names or addresses. Mr. Afoun and Commissioner Parker, Jr. will work together on the report.

- 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 reported that the lighting project has begun at Hillside Heights. He stated that the first lit one was positioned directly above a resident's bedroom, we have since repositioned it. The lights are LED and are very bright. Residents have concerns that it could be too bright. We may have to do a little bit of adjustment once the project is done. He said it is going well and he has been there a few nights. Once lights are completed they will get cameras going. Commissioner Parker, Jr. asked if these lights conform to city ordinance. Mr. Afoun said we got the City involved as well as the police. Vice-Chairperson Capan asked if the sewer jetting would be a capital fund expense. Mr. Afoun responded yes. Commissioner Stange-Crotty asked why we would be spending all this money for Spring Brook if we are just going to demolish. Mr. Afoun said we are not going to move forward with the previously planned projects for Spring Brook.

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

Ms. Jones said there was nothing really going on. She stated that the Hillside Heights lighting is becoming a big issue. Everyone is trying to comply with the nonsmoking and she doesn't hear it anymore so she thinks it's going over well. They need something for the winter is her suggestion. During the winter will be a whole other story. Commissioner Parker, Jr. asked what others do. Commissioner Fox said spencer towers are letting their people go into a gazebo to smoke. Commissioner Parker, Jr. wants Mr. Afoun to find out what can be done. Vice-Chairperson Capan asked how many more lights will be installed. Mr. Lee Westlund had a suggestion saying that the VA has an enclosed building with heat and air conditioning where they allow people to smoke. Ms. Jones would like a message put into our next newsletter stating we are in need of RAB members from Spring Brook and Spring Valley. Mr. Afoun is going to ask Greater Metro Housing Authority what they do regarding the smoking situation.

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

Motion was made, and seconded, to go into executive session at 6:19 P.M. and a roll call was taken. Voting Yes were Chuck Capan, David Parker, Jr., Leslie Stange-Crotty, and Diane Fox. The Vice-Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:36 P.M. and a roll call was taken. Voting Yes were Chuck Capan, David Parker, Jr., Leslie Stange-Crotty, and Diane Fox. The Vice-Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:36 P.M.

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

There was no other business to come before the Board.

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 Vice-Chairperson declared the meeting adjourned at 6:38 P.M.

Leslie Stange-Crotty, Chairperson