

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

August 20, 2018

A Regular Meeting of the Board or Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Brook Administrating Building Board Room located at 4141 11th Avenue A, Moline, IL 61265.

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

1. **Call to Order.** The meeting was called to order by the Housing Authority's attorney at 5:39 p.m. It was noted that a quorum was present, but that Chairperson Grimes and Vice-Person Capan were absent, all other members were present.
2. **Approval of the Minutes of the Regular Meeting of July 16, 2018.** Minutes of the Regular Meeting of July 16, 2018 were tabled at the request of the Board Attorney.
3. **Executive Director's Report.** Verbal report provided by Mr. John Afoun.

a. Resolution #886

Resolution #886 Approving/Authorizing Employees Retirement Plan Provider was presented to the Board. A motion was made, and seconded, to approve adoption of the resolution. All voting members voting "aye", none against, the Board Attorney declared the motion carried unanimously and ratified.

Resolution #887

Resolution #887 Approving/Authorizing Employees Retirement Plan Provider was presented to the Board. A motion was made, and seconded, to approve adoption of the resolution. All voting members voting "aye", none against, the Board Attorney declared the motion carried unanimously and ratified.

REAC Inspection. Mr. Afoun noted that the Hillside Heights property was scheduled for physical inspection by the Real Estate Assessment Center (REAC) of HUD on August 23, 2018. This was noted for informational purposes only.

Federal Labor Standards Compliance Review. Mr. Afoun noted that a representative from HUD conducted an onsite review of the Housing Authorities federal labor standards compliance, no deficiencies were found. A report was provided for the Board's review. This was noted for informational purposes only.

Smoke-Free Public Housing Compliance. The Housing Authority has implemented new rules regarding smoking in response to new regulations from HUD. The Housing Authority is in compliance with the regulations. This was noted for informational purposes only.

Intergovernmental Agreement. A copy of the agreement between the Greater Metropolitan Area Housing Authority and the Moline Housing Authority for the MHA to provide Section 8 HQS and Rent Reasonable Studies for the Garfield Senior Housing Complex was provided for the Board to review. This agreement has been approved by HUD. This was noted for informational purposes only.

Mr. Afoun noted that in meeting with Greater Metropolitan, it was noted that their board members are appointed by the County, and not the City of East Moline. It was further noted that they are in the process of beginning a search for a new director. Commissioner Stange-Crotty noted that the Board should reach out to the County to gauge their interest in a merger. Mr. Afoun noted that it was recommended by the Greater Metropolitan director that the housing authorities reach out to HUD to let them be the driver. Commissioner Stange-Crotty stated that it was her opinion that we do both, that we go to HUD to determine the feasibility, as well as reaching out to the County. Commission Parker made a motion to direct staff and the Housing Authority Chairman to reach out to the Greater Metropolitan Board and the County to begin discussions regarding a merger of the two housing authorities; the motion was seconded by Commissioner Stange-Crotty. All voting members present voting “aye”, none against; the motion was declared passed.

b. Financial Report. The financial reports were updated and provided by the Fee Accountant in response to the Board’s previous demand. The financial reports were presented and reviewed by the Commissioners. The reports included the month of July 2018. Mr. Afoun noted that there were some areas of expenses which needed to be monitored more closely moving forward now that things were brought up to date. The reports were provided for informational purposes only.

c. Section 8 Report. The Board reviewed the Sectoin 8 report as presented. Mr. Afoun noted that the Housing Authority is now receiving shortfall funds from HUD. The Housing Authority will continue to receive these funds each month until we are no longer in shortfall, but at this time no additional vouchers are being issued. The reports were provided for informational purposes only.

d. Public Housing Report. The Board reviewed the Public Housing Report as presented. Mr. Afoun noted that there was nothing significant to report. The reports were provided for informational purposes only.

e. Development/Maintenance Report. The Board reviewed the Capital Funds & Maintenance Progress report, which showed current and future projects. Mr. Afoun noted that the site lighting project is now underway, it is anticipated that the project will be completed by November. The reports were provided for informational purposes only.

4. **Resident Advisory Board (RAB) Report:** An oral report was provided, it was noted that there have been complaints about the new smoking regulations, but RAB does not have anything going on at this time.

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

No other business came before the Board.

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 Chairman declared the meeting adjourned at 6:09 p.m.

Melvin Grimes, Chairperson