

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

**July 15, 2019**

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 11<sup>th</sup> 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 John Afoun. Board Counsel was in attendance.

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 June 17, 2019.** Minutes of the Regular Meeting of June 17, 2019 were reviewed. Motion was made, and seconded, to approve the minutes 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 provided copies of the 2018 Annual Report to the Board for their review. It is anticipated that copies of the Annual Report will be sent to HUD, the Secretary of HUD, and the White House.

**a. Resolution #912**

Resolution #886 Approving/Authorizing Revised Parking Policy was presented to the Board. Mr. Afoun noted that parking on-site is an issue. The current policy is to give notice and if no compliance then to contact towing company for a tow.

The proposal is to give a contract to a local towing company and if they do not see a sticker on a vehicle on property then they have authority to tow. Commissioner Parker asked about the streets, it was clarified that the streets are City property. Passes would be issued to guests, and each unit is issued two spots.

Commissioner McCowan noted concerns with proposed Section B, and offered a hypothetical situation where a vehicle would legitimately need to be on property and would be subject to getting towed and expressed concerns that the proposal would cause more problems than it solved.

A motion was made, and seconded, to table the resolution. All voting members voting “aye”, none against, the Board Attorney declared the resolution tabled.

**Resolution #913**

Resolution #913 Approving/Authorizing Bad Debt Write Offs 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 #914**

Resolution #914 Approving/Authorizing Misc. Concrete Product was presented to the Board. The recommendation was to accept the bid of Centennial Contractors from Moline, the lowest responsible bidder at a cost of \$162,495.00. A motion was made, and seconded, to approve adoption of the resolution. Commissioner Parker noted concerns with previous work performed by Centennial Contractors for the City of Moline and urged Mr. Afoun to closely monitor and hold them accountable accordingly. All voting members voting “aye”, none against, the Board Attorney declared the motion carried unanimously and ratified.

**Resolution #915**

Resolution #915 Approving/Authorizing Tree Removal and Trimming Project was presented to the Board. The recommendation was to accept the bid of Ace Tree Services from East Moline, the lowest responsible bidder at a cost of \$146,432.00. A motion was made, and seconded, to approve adoption of the resolution. Commissioner McCowan inquired whether a horticulturist or some type of specialist was used to determine which trees should be removed, Mr. Afoun assured the Board that this was the case. Commissioner Fox inquired as to the source of the funds, Mr. Afoun informed that the funds were coming from Capital Funds account. All voting members voting “aye”, none against, the Board Attorney declared the motion carried unanimously and ratified.

**Parking Policy.** Mr. Afoun asked the Board for further guidance on the proposed revisions to the parking policy. Commissioner Parker advised that he didn’t want to see a towing company have full discretion and authority to tow vehicles and urged Mr. Afoun to reach out to his colleagues to ask what types of policies they are using.

**Security Deposit.** Mr. Afoun updated the Board regarding proposed changes to increasing the Housing Authority’s security deposit. Discussions had been had with the Resident Advisory Board and they supported the increase, but had concerns regarding implementation and wanted to see the Board consider different methods of implementation.

- b. Section 8 Report.** The Board reviewed the Section 8 report as presented. The reports were provided for informational purposes only.

Mr. Afoun advised that the Housing Authority was prepared to re-open the Section 8 waiting list and planned to do so on August 1, 2019 from 8:00 am to 6:00 pm and provided a draft notice to the Board. Commissioner Fox voiced concerns over the waiting list application being available both in person and online and noted this could put persons applying in person at a disadvantage. Commissioner McCowan noted that with the number of people applying this issue may not be material. Commissioner Stange-Crotty suggested pushing back the time to give individuals an opportunity to get themselves to a place where a computer is available. The Board further discussed the pros and cons of opening the waiting list both in person and online. The Board provided guidance to push back the date for the application being opened to mid-August, to push back the start time to mid-morning, and to switch to only online applications. It was noted that pushing back the date and time would give agencies such as Project Now an opportunity to assist individuals with the application.

- c. Financial Report.** The Board reviewed the financial reports as presented. Mr. Afoun noted that there was nothing significant to report. 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 were only six vacant units but otherwise 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 reports, which showed current and future projects. The reports were provided for informational purposes only.

- 4. **Resident Advisory Board (RAB) Report:** An oral report was provided, it was reported that RAB had an individual that was considering joining the RAB Board.
- 5. **Any other business that may come before the Board including comments from the general public:**

Commissioner Parker reported that the City of Moline had hired a new police chief, Darren Gault, and he would attempt to arrange a meeting with the new chief.

Commissioner Parker reported that he had attended a NARA conference in Boston and discussed some of the takeaways, specifically Board engagement in the Housing Authority's budgeting process.

**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 6:40 p.m.

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Leslie Stange-Crotty, Chairperson