

**MINUTES OF AN ANNUAL MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY**

October 15, 2018

The annual meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Hillside Heights Commissioner's Hall located at 825 17th Street, Moline, IL 61265.

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

There being a quorum present, the following business was transacted:

1. **Call to Order:** Vice-Chairperson Chuck Capan called the meeting to order at 5:30 p.m.

Remarks by Vice-Chairperson Chuck Capan: Vice-Chairperson Capan said it's been a good year and there are a lot of changes. He said it is good to see Dr. Grimes. He said that we have hit a bump in the road by moving down to a standard performer from a high performer status. Sometimes we can get complacent if we are number one too long, so it may be a good thing that this has happened. We will go more into this at regular meeting.

2. **Approval of the Minutes of the Annual Meeting of October 16th 2017:** Minutes of the annual meeting of October 16th 2017 were reviewed. Motion was made, and seconded, to approve the minutes of the annual meeting of October 16th 2017. All voting members present voting "aye", none against; the Chairperson declared the motion carried unanimously.

Presentation of Annual Report by Executive Director: Mr. John Afoun echoed Vice-Chairperson Capan's sentiment. He said it has been a good year and we will rebuild. We have had a good time all year except for the REAC inspection, which he will talk about later. He said due to Dr. Grimes we were able to move along as well as because of the board and it has made us one of the best housing authorities in the country. Mr. Daniel Sherrod was almost in tears when Mr. Afoun called his office when we got the PHAS scores. Mr. Afoun echoed the sentiments that when you are at the top for a long time you get complacent, but we can rebuild. He said this is just a summary since the real report cannot be done until we get the audit report. We have two programs, Section 8 where we had some issues in the past, and has since become one of the best run programs in the country. We have had calls for the last six months asking how we managed to do the things we do as well as to monitor our shortfall situation. Section 8 did well. We issued 32 vouchers and out of those 22 have secured housing. We have done well in public housing. 520 people applied for housing, and we have issued housing to 108 applicants consisting of 421 household people. He talked about the revenue generated for each program. Achievements in spite of losing high performer status in public housing and that we are high performers for Section 8 in SEMAP.

Strategic goals were discussed. The board met at their annual strategic planning session. They reviewed goals and determined 99.9% goals were achieved. They wish to reposition MHA's physical assets, development, technology, and customer service. He said the board wants us to apply technology and become cutting edge. The new generation is all about technology and we must meet the needs in that way. The board wants us to be forward thinking and meet the needs for the millennium generation when they become of age. Demolition of Spring Brook is being pursued and we are wanting to work with developers. Mr. Afoun said we do have means to do work orders online as well as for people to comment on our website and have the messages come in. RAD is available to use so we are excited

about that and are looking forward to exploring and engaging all these tools to reposition our assets for the next 50 years.

3. Election of Officers: Vice-Chairperson Capan opened the floor for nominations for Chairperson.

Commissioner Parker, Jr. nominated Leslie Stange-Crotty for Chairperson. Commissioner Fox seconded the nomination. Vice-Chairperson Capan called three times for nominations from the floor, but no further nominations were made. Vice-Chairperson Capan declared that the nominations were closed.

Commissioner Leslie Stange-Crotty accepted the nomination and was declared Chairperson by acclamation.

Chairperson Stange-Crotty opened the floor for nominations for Vice-Chairperson.

Commissioner Fox nominated David Parker, Jr. for Vice-Chairperson. Chairperson Stange-Crotty seconded the nomination. Chairperson Stange-Crotty called three times for nominations from the floor, but no further nominations were made. Chairperson Stange-Crotty declared that the nominations were closed.

Commissioner David Parker, Jr. accepted the nomination and was declared Vice-Chairperson by acclamation.

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

Mr. Afoun mentioned that the January board meeting is the 2nd week instead of 3rd week of January because of the need to approve PHA plan.

Attorney John Remus thanked the board for choosing them as their attorney.

A resident that lives on 7th floor at Hillside spoke in regards to issues with neighbor for excessive noise. He is asking the board to look into that. The resident said he is concerned about his safety. Mr. Afoun said this is first he is hearing of this. Chairperson Stange-Crotty stated she looks forward to hearing a follow up to that situation.

5. 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 5:51 P.M.

Leslie Stange-Crotty, Chairperson