

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

April 16, 2018

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Brook Administration Building Board Room located at 4141 11th Avenue A, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, 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 Brian Frederickson, Tammy Jones, Lee Westlund, and Laurie Ehlers.

1. **Call to Order:** Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of March 19, 2018:** Minutes of the Regular Meeting of March 19, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 19, 2018, 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. Brian Frederickson with Thermal Remediation gave a presentation to the Board Members. He talked about his company and their bed bug heat treatment equipment in great detail. Mr. Frederickson made mention that his fees are not set in stone and that they have been doing this for ten years. Commissioner Parker, Jr. asked the life cycle of the units. Mr. Frederickson responded that his originals are still out there and it has been ten years, although there may be some issues after 2,000 to 3,000 hours of use at which point we would just call them and they would walk us through fixing it. Commissioner Parker, Jr. is interested in purchasing the whole package including the trailer and generator from one vendor as payback is three and a half years. Commissioner Parker, Jr. asked Mr. Afoun if we have room to store and secure it if purchased and Mr. Afoun responded yes.

Mr. Afoun apologized about the delay of the park dedication. He discovered the park needed an upgrade, which we are in the process of doing and by next board meeting we should be in good shape. He proposed there be a press release and maybe the City of Moline's press release people could help us. If the City can offer that to us as in kind service to help with the press release and invitation to press that is what he is hoping the Board will work with him to get the City to help us there. Mr. Afoun then went over the tentative agenda for the park dedication. Chairperson Grimes recommended moving the meeting back an hour or so to honor the late Ms. Kathy York because he doesn't think a half hour is enough time for this. He feels it is a disservice. Commissioner Stange-Crotty wants to play it by ear and recommended to do the presentation, have light refreshments and then begin the meeting. Commissioner Parker, Jr. suggested having the fire truck and a squad car for the kids and stated he will touch base with the chiefs. Mr. Afoun stated that staff will be here and Ms. Maria Nino will be designing invitations and start sending them out. There was discussion as to who should be invited to speak at the park dedication.

Mr. Afoun reached out to Greater Metro regarding the Garfield School Senior Housing Project. They said they will not put that language in the agreement. Both Chairperson Grimes and Commissioner Parker, Jr. said just let the project continue on and everyone is happy. Mr. Afoun said he will go ahead and sign the agreement. Commissioner Parker, Jr. said he thinks we need to build those bridges or start building.

Mr. Afoun stated that Rick Lovett had been hired as the new pest control technician. He is going to be working on all our pest control and will be involved with bedbugs. Chairperson Grimes asked if he is in charge of pest control and Mr. Afoun responded he will do this and can help with maintenance if he has downtime.

a. Resolution #876:

Resolution #876 was to approve/authorize the 2018/2019 Operating Budget for AMP 1. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #877:

Resolution #877 was to approve/authorize the 2018/2019 Operating Budget for AMP 2. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #878:

Resolution #878 was to approve/authorize the 2018/2019 Operating Budget for Housing Choice Voucher Program. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #879:

Resolution #879 was to approve/authorize the Contract for Sprint's Cell Phone Tower at Hillside Heights. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #880:

Resolution #880 was to approve/authorize the Audit Services Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #881:

Resolution #881 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 financial reports were unavailable due to an issue with the fee accountant's new software. There was a motion made to direct the attorney to draft a letter of non performance in the event they do not perform then we will move forward in issuing an RFP. If things don't get better we terminate and go out for bid is what was decided by the commissioners.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said HUD has determined we are now a shortfall agency so we cannot issue any new vouchers. Earlier on he indicated that what they are giving us determines how many vouchers we can sustain. They figure what they are giving may sustain about 200 vouchers. Natural attrition over the period will reduce this. When anyone leaves we cannot issue any other vouchers. Three years ago the program was on verge of collapse. HUD is very proud of us for what we

have done. We have not gone over the baseline. Commissioner Parker, Jr. wants to know that this doesn't impact our standing as a high performer in any way and Mr. Afoun responded no. Chairperson Grimes said there has been a shift in HUD policy that the more successful you are the more you are subject to get penalized for your success and the same goes for sequestration. Mr. Afoun said this is good, not a bad thing. They recognize the moey we are given we have overspent that but have not exceeded baseline so it's a good thing and he wants the board to know that. We have sent out letters to those on the waiting list to let them know we will not be issuing vouchers in this situation, but they will still be on the waiting list. At this time Chairperson Grimes had to leave the meeting and Commissioner Stange-Crotty took over to chair the meeting.

- 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. Commissioner Stange-Crotty asked if we can vote on purchasing the bedbug heaters, but Mr. Afoun responded that this needs to go out for bid due to the cost in order to follow our procurement policy.
 - 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 said we hope to go for bid soon on the lighting project.
4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Tammy Jones.

Ms. Jones said there is not much going on with RAB itself. She doesn't have the resources that other presidents have had, but hopefully will get it in motion for things to happen. They are excited about the park dedication for Ms. Kathy York.

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

Commissioners and RAB Members all asked to have new photos taken for the different publications we use throughout the year.

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 Vice-Chairperson declared the meeting adjourned at 6:44 P.M.

Melvin Grimes, Chairperson