

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

January 9, 2017

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

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 November 21, 2016:** Minutes of the Regular Meeting of November 21, 2016 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 21, 2016, 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.

a. **Resolution #801:**

Resolution #801 was to ratify the revision to the Real Estate Purchase Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #837:

Resolution #837 was to ratify the approval/authorization of the Payment Standard for 2016-207. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #838:

Resolution #838 was to ratify the approval/authorization of the 2017 Utility Allowance (Section 8). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #839:

Resolution #839 was to ratify the approval/authorization of the Employee Health Insurance. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #840:

Resolution #840 was to approve/authorize the Annual Audit – 2015/2016. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #841:

Resolution #841 was to approve/authorize the 2017 Agency Plan (Annual/5 Year). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

- b. **Approval of Financial Report:** The financial reports were presented and reviewed by the Commissioners. The reports included the month of November 2016. Mr. Afoun said That the December and January reports will be submitted next meeting due to the meeting date being moved up and the fee accountant being unable to complete the December reports in time for the meeting. We are in good shape financially for now.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that we have not been able to lease up as much as we would like to, but we are working hard to realize that. The landlords are not willing to work with us. The new landlords are just not coming up, but the goal is to lease up 230 vouchers. Commissioner Parker, Jr. asked if the purchase of Fiesta Manor changes anything and Mr. Afoun responded no because it is project based there.
- 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. The pest control and lease violation spreadsheet was also reviewed. Mr. Afoun stated that the format of the pest control report had been expanded so we can see the pattern and trend. Commissioner Parker, Jr. said good job for getting the bedbug situation under control at Hillside.
- 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 stated that we have a little over 1.4 million dollars unexpended. The painting project is progressing well and some of the fears we anticipated di not realize and it has progressed better than we ever thought. It may not be necessary for us to undertake the Spring Brook plumbing project since we plan on making major renovations there.

Mr. Afoun stated that Mr. Steve Clark is trying to find an additional parcel of land to make it worth the effort . The Woolworth property owner has been located and we have an engineering firm conducting a study there. We are looking also at the empty building behind Hillside Heights.

Mr. Afoun stated that we are now officially the owner of Fiesta Manor. We are first in the area to have both public housing and multifamily. There are six units and all are full. The housing authority is the management agent. We anticipate the fee the housing authority will receive is \$5,000. We are excited about this. We have put the mechanics in place to make sure things run smoothly.

Chairperson Grimes stated that Platinum is our IT provider and the elevator contract was finally signed during Mr. Afoun’s absence.

4. Resident Advisory Board (RAB) Report: Verbal report provided by Ms. Diane Fox.

Ms. Fox said that they went over with people on the agency plans. They okayed everything but they wanted to add to the lists of things to replace is the door buzzer system in the annual plan. It doesn't work. They are glad Hillside is getting the elevator. One person was stuck on Christmas Eve for an hour. AT&T is offering a \$5 per month internet fee for people who are low income, have food stamps, or housing. Mr. Afoun suggested they get the information to Lorena so she could send out flyers.

5. 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.

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 Chairperson declared the meeting adjourned at 6:01 P.M.

Melvin Grimes, Chairperson