

**MINUTES OF A SPECIAL MEETING
THE BOARD OF COMMISSIONERS OF THE
MOLINE HOUSING DEVELOPMENT CORPORATION**

June 27, 2022

A special meeting of the Board of Commissioners of the Moline Housing Development Corporation was held at 5:30 PM in the Spring Valley Community Building located at 1150 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Pat O'Brien and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Joni Feliksiak and Kat Williams were in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Special Meeting of October 18, 2021:** Minutes of the Special Meeting of October 18, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of October 18, 2021, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.
3. **President/CEO's Report:** Mr. Afoun was excited to bring to the Board's attention that we are interested in acquiring the Colona House property in East Moline. The Housing Authority's goal is to develop a non for profit and expand and supplement the Housing Authority's operations. He stated that he and the management team took a tour and that the property is similar to Hillside Heights. He talked about the property as well as the history of how it came to be and the current situation with the owners. Mr. Afoun mentioned that rent flow is good and it is in good condition. He said that if our offer is accepted he would come to the Board for approval. He reiterated that it is a good prospect.

Commissioner Jones asked if we were to buy would the four people currently working at Colona House still be employed. Mr. Afoun responded three would be and one would not be. The caretaker position would probably be eliminated. The property manager has been there for a while and appears to be doing a reasonable job. We would probably keep her for now and once we assimilate in there we would take a look at it. Mr. Afoun said that East Moline has a new directive that sprinklers must be in each unit, which is not the case currently. This would need to be done as well as water pump to pump water into each unit needs to be replaced. Mr. Afoun mentioned windows would also need to be replaced at the complex. Chairperson Stange-Crotty asked if we purchase this would our maintenance people take care of it. Mr. Afoun responded we would retain the maintenance person for now.

Mr. Afoun stated we would be offering \$12 Million and it was built by the Multi-Family section of HUD, just like Fiesta Manor. Vice-Chairperson Fox asked if we should offer more than asking to make sure we get it since we lost out on the Davenport units we had been interested in as well. She said Greater Metro will probably try for it as well. Mr. Afoun said today is to inform the Board that we will express interest tomorrow. If our proposal is accepted he will come back to the Board to get authorization to proceed. Vice-Chairperson Fox said she hopes we get it. Commissioner O'Brien asked if this is in East Moline and Mr. Afoun responded it is, but since it is MHDC buying, we can purchase anywhere we want.

Mr. Afoun stated that we have made substantial progress with Spring Valley Village. IHDA has sorted out financial issues. The next step is done by HUD and is a long tedious process. We will be working with our contacts in the local office, but they said there is a backlog. We are excited we have all our ducks in a row as far as the financing is concerned. Mr. Afoun talked about how initially the contract bid over budget, was rebid and now the lowest bidder is Precision this time around. They will be the contractor. Our preference was Russell because

they are big and have been around and Precision is a little mom and dad kind of company, but they were low bidder so we are going with them. Mr. Afoun was explaining all the different funding sources that have gone into this project. The total amount we have available now is \$6,332,311, which covers construction as well as miscellaneous and other fees. The long and short is we have enough money to do the project.

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

No other business to come before the Board.

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 5:52 P.M.

Leslie Stange-Crotty, Chairperson