

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

June 17, 2009

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 PM in the Spring Brook Administration Building Board Room located at 4141 11th Avenue A, Moline, IL 61265.

Board members present were Chairperson Dan Adams, Jim Taylor, Kathy York, and Susan Llewellyn. Staff members present were Interim Executive Director Susan Anderson, Operations Manager/Controller Doug Schott, AMP Manager Mike Sullivan, Rhonda Calhoun, Kelly Maack, and Recording Secretary Maria Nino. Moline Mayor, Don Welvaert, and Moline Alderman, Ted Ronk, were in attendance. Also in attendance were Mohamed Sow, Lee Westlund, Cynthia Thennis, and Diane Fox.

Mayor Don Welvaert stated that he and Alderman Ted Ronk were just stopping in and had no voting rights. Mayor Welvaert went on to say that Alderman Ronk would be the eyes and ears for the Moline City Council and report back anything that might be of interest that is going on with the Housing Authority, as well as if the Housing Authority has anything they want to report back to the City Council.

1. **Approval of Minutes:** Minutes of the regular meeting of May 2009 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of May 2009 as presented at the meeting. All voting members present voting "aye", none against; the Chairman declared the motion carried unanimously.
2. **Approval of Accounts Payable 5/2009:** Account payables were reviewed by the Commissioners. Inquires were made by the Commissioners regarding certain bills and charges. Mr. Schott and staff responded to the Commissioners' inquiries. Motion was made, and seconded, to approve the summary of accounts payable for the month of May 2009. All voting members present voting "aye", none against; the Chairman declared the motion carried unanimously.
3. **Financial Reports and Accounts Receivable:** The Board reviewed the Financial Report and Accounts Receivable as presented. A motion was made to approve the Accounts Receivable as presented. All voting members present voting "aye", none against; the Chairman declared the motion carried unanimously.
4. **Executive Directors Report:**
 - a. **RAB Interview Report:** Mrs. Susan Anderson reviewed interviews she had conducted with the RAB Members. Overall, the RAB Members were content with their communication with the Housing Authority.
 - b. **American Recovery and Reinvestment Act of 2009 Discussion:** Mrs. Anderson talked about the ARRA of 2009 and how it had been put into place by the Obama Administration as well as how it is a great opportunity for Housing Authorities to do things that they otherwise might not be able to do.
 - c. **Approval of the Application for Capital Fund Recovery Competition Funding under Category 4: Creation of Energy Efficient, Green Communities:** Mrs. Anderson talked about this being the second round of the Capital Fund Recovery Competition Grants; the first round was already given to us to use for accessibility improvements. Mrs. Anderson recommended that the Housing Authority apply for Category 4, the Creation of Energy Efficient Green Communities. She requested the

Board to approve the request for \$600,000 to be submitted for the Capital Fund Recovery Competition Grants to be used for items such as boilers, furnaces, and fluorescent light bulbs. All voting members present voting "aye", none against; the Chairman declared the motion carried unanimously. Motion was made, and seconded to approve the Application for Capital Fund Recovery Competition Funding under Category 4: Creation of Energy Efficient, Green Communities.

5. **COP Report:** C.O.P. Officers were unavailable.
6. **Technical Services Report:** Verbal report provided by Mike Sullivan.
 - a. **Updates on Hillside Heights Renovations:** Mr. Sullivan stated that the renovation has started and going along smoothly. He then distributed photos of the project to the Board Members.

7. **Section 8 Report:** Verbal report provided by Ms. Rhonda Calhoun.

Ms. Rhonda Calhoun stated that there are currently 222 vouchers leased, including 5 port-ins 3 port-outs. Also, currently there are 12 vouchers not being used due to low funds in the Section 8 Department.

8. **Public Housing Report:** Verbal report provided by Ms. Kelly Maack.

The current available ready apartments include five at Spring Brook, five at Spring Valley, and one at Hillside Heights. There is also one apartment on hold for modernization at Spring Valley and eight apartments on hold at Hillside due to the Hillside Heights Renovation Project. There were three evictions for the months of May and June.

Ms. Maack also mentioned that there is a resident trip for children that received good grades planned for June 29, 2009 along with the COP officers to Great America. Also she mentioned that a neighborhood watch meeting was scheduled for June 25, 2009. Lastly, Ms. Maack commented that the summer lunch program has started.

9. **RAB Report:** Verbal report given by Ms. Diane Fox:

Ms. Fox stated that the RAB meetings will now be held every 3 months rather than every month. She also commented that the lunch program, TLC, and Munchin Maniacs have started. Ms. Fox also brought up the fact that there was a problem with residents taking out their air conditioners during the day and putting them back in the windows after working hours in order to avoid the Housing Authority charging them the air conditioner fees. She also stated that there had been complaints about the park being closed earlier than the posted time.

10. **Discussion of Any Other Business Which May Come Before the Board:**

The Commissioners discussed the status of the advertisement for the Executive Director position from Leo Dauwer. Commissioner Llewellyn inquired whether the advertisement would be posted on the website or locally in the newspaper. Mrs. Anderson stated that she had already contacted Mr. Dauwer about that question. It was brought up that we would have to cover the costs of advertising locally since it is not a cost covered in the original contract. Commissioner Llewellyn suggested posting the advertisement in the Des Moines Post and Commissioner York suggested posting it online rather than in some newspapers.

Mr. Sullivan said that they had the children's bicycle repair clinic this week. The Maintenance Department worked hard during the clinic and the kids really liked it.

Mrs. Anderson added that the Rock Island Housing Authority will also be going for stimulus money. They are planning on doing a lot of development and replacement. Mrs. Anderson stated that if anyone would like to take a trip to RIHA that would be fine.

Commissioner York stated that the residents are grateful for the visitor's pass and ban policy being looked at.

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 PM

Dan Adams, Chairman