MINUTES OF A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY
October 20, 2014

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 PM in the Hillside Heights Commissioner’s Hall located at 825 17th Street, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Vice-Chairperson Kathy York, Chuck Capan, Leslie Stange-Crotty, 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 Dawn Neuses, Diane Fox, Lee Westlund, Tammy Jones, and Comlan Houanvoegbe.

1. Call to Order: Chairperson Melvin Grimes called the meeting to order at 6:00 p.m.

2. Approval of the Minutes of the Regular Meeting of September 15, 2014, the Minutes of the Special Meeting of September 27, 2014, and the Minutes of the Special Meeting of October 11, 2014: Minutes of the regular meeting of September 15, 2014, the Minutes of the Special Meeting of September 27, 2014, and the Minutes of the Special Meeting of October 11, 2014 were reviewed. Motion was made, and seconded, to approve the minutes of the regular meeting of September 15, 2014, the Minutes of the Special Meeting of September 27, 2014, and the Minutes of the Special Meeting of October 11, 2014 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. Afoun noted that the agenda format has changed slightly due to the change of the financial report.

Mr. Afoun stated he was extremely pleased to inform the Board that Pamela J. Simpson conducted the annual audit for the housing authority and at an exit interview we were informed that there were no findings. This means we have a clean audit. This covers the period of the last fiscal year. He stated that the report will be sent directly to the Commissioners. Mr. Afoun wants to commend staff for their hard work. He stated we are in much better shape than previous years.

Mr. Afoun spoke about commissioner training that is being offered. He is recommending board take notice and suggests maybe Commissioner Parker can attend. He said we do have money in the budget for this and traditionally we have had commissioners and staff attend these trainings.

Mr. Afoun stated he had received the PHAS score today from HUD. He passed out last year’s score as well as this year’s score. We lost most points in the physical inspection. Finance and Capital Funds were perfect. In management we did improve by one point compared to last year. He talked about new policies where tenants cannot make arrangements for current rent owned, which should improve our management improvement score for next year. Mr. Afoun said he called and made an inquiry about his appeal he submitted for the REAC physical inspection. He said that if and when the appeal is made and any points are added, they will amend the PHAS status. Commissioner Capan asked where we are at with implementing the new servers and was told that is finished. Commissioner Parker, Jr. asked if we have heard anything from HUD regarding the potential fines. Mr. Afoun stated not yet and he hopes they will consider our position and respond favorably.
a. **Resolution #752:**

Resolution #752 was to approve/authorize Flat Rent Policy. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #753:**

Resolution #753 was to approve/authorize the Executive Director’s Performance Evaluation, as amended generally. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #754:**

Resolution #754 was to approve/authorize the Renewal of John Afoun’s Employment Contract. This resolution was suspended until the Chairperson can have a discussion with Mr. Afoun because no negotiation has been done at this time.

**Resolution #755:**

Resolution #755 was to approve/authorize the Section 8 Payment Standard (2014-2015). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

b. **Approval of Financial Report:** The financial report was presented in the proposed new format that was recommended during the strategic planning session. The financial report was reviewed by the Commissioners. Motion was made, and seconded, to approve the new format of the financial report for the month of September 2014. All voting members present voting “aye”, none against; the Chairperson declared the motion carried.

c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that the problem remains the same in Section 8 and it is still a challenge. He also stated that Greater Metro has indicated they may be open to the consortium, but they are waiting for the final rule on the matter. Commissioner Parker, Jr. asked if there was any blow back for the delayed payments to the landlords. Mr. Afoun responded no since he wrote a letter to the landlords of apology right away.

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 mentioned it was brought to his attention that tenants are moving out due to the bedbug situation. He talked about different pest control people he had spoken to as well as how he had reached out to his colleagues and they all face the same issues with bedbugs. One company told him they were too busy to submit a bid to us and the other told him they do not respond to bids because the situation is too restrictive. There was discussion about purchasing the heat treatment equipment, but it was decided that was not cost effective and could pose risks to the housing authority.
Mr. Afoun recommends we continue how we are doing it at the moment where we do the treatment monthly. We use items to determine how heavily infested the unit is and depending on that they call in Iowa-Illinois to come and heat treat it. Mr. Afoun said that unit turnaround and bedbugs are the challenges that are facing us.

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.

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

Ms. Fox said they are glad Ms. Teresa Chapman is back, although they know they are still in jeopardy with the Section 8 program. She said Tammy made a suggestion to take the carpeting out, which might alleviate some bedbugs from going anywhere. Ms. Fox said she brings treats out of her money. She talked about all the different things we used to be able to purchase five years ago, but now we are restricted and not able to use money for tenant appreciation days, the health fair, coffee, water, or holiday dinners, to name a few. She thinks we have been watched so much that we can’t breathe. Commissioner Stange-Crotty interjected that the money we have been fined and needing to pay back because of the report is partially due to spending money on those items she mentioned as not being able to purchase any longer. Mr. Afoun mentioned that other housing authorities are able to buy these items and do more because they have a working nonprofit therefore are able to do more things for the residents. He talked about income we receive from the sprint antennae and how that money could be used for our own purposes. Chairperson Grimes stated that unfortunately all it takes is a phone call and it triggers a bunch of problems and how we should not have to pay for past people’s sins.

6. **Closed Session – Personnel Issues – 5 ILCS 120/2(c)(1):**

Motion was made, and seconded, to go into executive session at 6:42 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Chuck Capan, Leslie Stange-Crotty, and David Parker, Jr. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 8:47 P.M. and a roll call was taken. Voting Yes were Melvin Grimes, Kathy York, Chuck Capan, Leslie Stange-Crotty, and David Parker, Jr. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 8:47 P.M.

7. **Any other business that may come before the Board:**

Resolution #753 was approved as amended generally and Resolution #754 was suspended until the Chairperson can have a discussion with Mr. Afoun because no negotiation has been done at this time.

8. **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 8:55 P.M.

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Melvin Grimes, Chairperson