

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

February 24, 2020

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 Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Diane Fox, and Jay McCowan. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance was Ann Nelson.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of January 27, 2020:** Minutes of the Regular Meeting of January 27, 2020 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 27, 2020, 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 presented the proposed Firearm Policy. There was discussion regarding the details of the policy as presented and whether people with conceal and carry permit would be able to carry their loaded weapon on the property. Vice-Chairperson Parker, Jr. wants to make sure we are not infringing on the tenants' civil liberties. Motion was made to table resolution #932 for the approval/authorization of the Firearm Policy until the next meeting so that the attorney could review this policy and give his input. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously to table until next meeting.

Mr. Afoun presented the proposed Marijuana Policy. There was discussion regarding medical marijuana. Mr. Afoun stated that no marijuana was allowed and that all housing authorities are stating that all marijuana is not allowed on federally funded property. Vice-Chairperson Parker, Jr. is asking about the HUD directives from 2011 saying that current tenants would be able to use medical marijuana. He was asking the attorney where we are legally if someone is prescribed something and we are not allowing them to use their prescription. The Lower said it is a little gray. Vice-Chairperson Parker, Jr. asked what is going to keep us out of court. Mr. Afoun said that he wants to guard against reasonable accommodation requests where a doctor will prescribe medical marijuana because he has yet to see a doctor deny a reasonable accommodations request from anyone. Chairperson Stange-Crotty wants to make sure we cannot be seen as discriminating against people for being able to use or not use marijuana. There is a discussion on whether to allow medical marijuana or not. Motion was made to approve the Marijuana Policy as presented, none in favor, all opposed. Mr. Afoun said we need to have a policy and asked what direction would they like him to go. He said the board directed him to find information from NAHRO, PHADA, and other housing authorities, which he did. They all said that no marijuana should be used. Vice-Chairperson Parker, Jr. said that what he said was not true. He referenced the Rockford Policy that states medical marijuana would be allowed. Vice-Chairperson Parker, Jr would like to amend the motion to say in the event that there is more guidelines coming from the federal HUD authority that this will stay in effect until we get further guidelines; until then they want to use Rockford as a template. Three voting members present voting "aye", one against, the Chairperson declared the motion carried.

Mr. Afoun said he had tabled the new operating budget for 2020-2021 as we are still trying to get everything together. We are still working on the Section 8 element. Once it is completed he will send it out ahead of time and give at least a week ahead of time so they can ask questions if they have any. The Public Housing portion is completed, he just wants to bring that and Section 8 to the board at the same time.

Mr. Afoun spoke about how NAHRO and PHADA had sent out the proposed White House Budget for 2020-2021. From their perspective this is very devastating. It is being funded with a 15.2% cut compared to last year. It will go to congress and both houses and will be tweaked then go from there.

The 2020 capital fund grant has been announced and was decreased about \$53,000 from last year.

Mr. Afoun said we tree removal and some community members were very upset. We are considering replanting some of the areas. He talked about some different trees that they are considering to replant. Chairperson Stange-Crotty asked if the spread differs between where we are planting these since some can spread a lot. Commissioner McCowan said to ask Meyers what we can do with the hillside that faces 12th Avenue that looks nice and is low maintenance instead of having our guys weed eating, which could be dangerous. Vice-Chairperson Parker, Jr. asked if we are replacing the same amount of trees we took and Mr. Afoun responded yes.

a. Resolution #934:

Resolution #934 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #935:

Resolution #935 was to approve/authorize Replacement of Two Lawn Tractors. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #936:

Resolution #936 was to approve/authorize the Revised 2019-2020 Public Housing (AMP 1 and 2) Operating Budget. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

b. Approval of Financial Report: The Board reviewed the financial reports as presented.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said everything looks good except the admin fee. We are letting it play out.

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. Mr. Afoun said we have reduced the number of empty units substantially.

The Board reviewed the Pest Control and Police reports. Vice-Chairperson Parker, Jr. asked if we are making any progress in bedbugs. He said that we are not curing any bedbugs in the last months. The commissioners would like to know what is happening with this because it appears the same units are infested since December through current. He told Mr. Afoun to encourage the pest control person to get those cured.

- 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 which had all been completed for the month.

Mr. Afoun talked about letting the police have access to our security cameras. Vice-Chairperson Parker, Jr. stated he needs to get the new police chief introduced to Mr. Afoun.

Vice-Chairperson Parker, Jr. said the City of Moline adopted a crime free housing policy. A question had been asked as to how this applies to Section 8. This involves the landlord going to a workshop and being certified. If there is an elevated threshold of crime then they get inspected more often. That was approved at the last committee of a whole meeting. The first reading is probably going to happen tomorrow. He said you may hear about that from landlords. Chairperson Stange-Crotty asked how the police would know if it is a Section 8 house. Vice-Chairperson Parker, Jr. asked how this applies to Section 8. He did not get a real clear answer on that. If we have a Section 8 landlord that thinks they can avoid an inspection by getting rid of their Section 8 status they are mistaken. Commissioner McCowan talked about Rock Island having a similar program they already do.

Commissioner Fox wanted to mention about the cameras. Last month there was an incident where the cameras came in very handy. Police were called and cameras were used to take care of the issues.

Mr. Afoun stated that the security camera project is about 95 percent complete. We are still within the contract time frame and will finish by then end of March. We want to give extension because we have decided we want to add more cameras, but are very satisfied with the cameras.

Mr. Afoun has invited SE Clark to come to the next Board Meeting. The goal is to demolish and replace so the plumbing work would not be necessary in Spring Brook. We will also be replacing the hillside roof and the intercom system at Hillside Heights.

- 4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Ann Nelson.

Ms. Nelson said it has been pretty quiet. The only complaints she has received are about the laundry facilities and how it is always in disrepair. Tenants are complaining also about how fast people are driving through here now that it is getting nicer out. Chairperson Stange-Crotty asked about speed bumps and Mr. Afoun responded that we do not have them due to snow removal issues.

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

Commissioner McCowan said he happened to be on the property and talking to one of the workers regarding some challenges he has. Two tenants came up to them. One said

“people need to keep their (expletive) mouth shut” and walked off to the office. They came back out and walked right by them. Mr. Afoun got a hold of the COO and got a written report. The guy was in the apartment out of lease, now he won't be on the lease and has since been barred from our property. Chairperson Stange-Crotty asked what he was talking about to the guy and Commissioner McCowan responded about Girl Scout cookies. He said the issue has been resolved.

Commissioner Fox talked about the conference she attended in Phoenix, Arizona. She said she can't say she learned a whole lot. She went to Arizona and would not go back there personally. She said most was a repeat of last year that she encountered. This resort had three classes and the electricity went off so they cancelled that. She did not like the location of the hotel and how spread out everything was. Mr. Afoun said you are able to network and hear how others are doing things when you are at conferences.

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 6:41 P.M.

Leslie Stange-Crotty, Chairperson