

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

March 16, 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 11<sup>th</sup> Avenue A, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Chuck Capan, 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 February 24, 2020:** Minutes of the Regular Meeting of February 24, 2020 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of February 24, 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 talked about the HUD FY 2021 budget. He showed the list of areas where they will be cutting funds. He stated it is very unfortunate that the federal government has decided to eliminate the capital fund. This has just been proposed and they are hoping that this will not come to pass.

**a. Resolution #932:**

Resolution #932 was to approve/authorize the Firearm Policy. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #933:**

Resolution #933 was to approve/authorize the Marijuana Policy. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #937:**

Resolution #937 was to approve/authorize the Application for Federal Assistance FYE 2021 Submission (Ratification). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #938:**

Resolution #938 was to approve/authorize the 2020/2021 Operating Budget – AMP 1. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #939:**

Resolution #939 was to approve/authorize the 2020/2021 Operating Budget – AMP 2. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #940:**

Resolution #940 was to approve/authorize the 2020/2021 Operating Budget – HCV (Section 8). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

**Resolution #941:**

Resolution #941 was to approve/authorize the Bad Debt Write Offs. 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 the admin fee keeps getting reduced, so there is a little problem there. We do also have HUD Held Reserves. As of now we have enough money for the HAP, which is payment for the landlords, so those are the statistics.

Mr. Afoun said that the Section 8 Manager is out on short term disability and hopes she will be able to come back to work soon. The Section 8 Assistant gave her resignation last week, so we are working with Greater Metropolitan Housing Authority on an inter-agency agreement to help us in the meantime until we appoint someone to the assistant position. Commissioner Fox asked if the people who are getting their yearly visits are going to have people from Greater Metro come do that. Mr. Afoun responded that Ms. Lorena McMillan, the office, and himself will all make sure that everything gets taken care of. Commissioner McCowan asked if the assistant gave a reason for resigning. Mr. Afoun responded that she was just overwhelmed.

- 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.

Chairperson Stange-Crotty asked if there was any way we can help individuals that are using our units with the alcohol or sanitation spray. Mr. Afoun asked if that means to provide to them and Chairperson Stange-Crotty said she doesn't know if someone needs help finding the 60% alcohol or sanitation spray. Mr. Afoun said the federal government has funds that could cover these types of costs. Chairperson Stange-Crotty said we should have the ability to come into direct markets where we can get product and sell it at cost. She said it has become an insane situation. We don't need to have people infected and passing it along through here. The board decided it was not a good idea to sell these items to tenants.

Vice-Chairperson Parker, Jr. said as of close of business today the library is going to be closed until the first of the month. He wasn't sure how it would impact our tenants. It was discussed that there are residents who need access to computers. The computer labs will be open to residents, but the room will be

limited to two people at a time and they must maintain social distancing while in the computer lab.

The Board reviewed the Pest Control and Police reports. Commissioner McCowan asked what the procedures was on bedbugs. Mr. Afoun said that once it is reported we go in to access. We then determine whether heat treatment or spray is needed. We notify the tenant to prepare the unit or we go in with a trap to see if they are active or what the level of infestation is. Once this is determined we see which way to treat. Once heat treated we leave traps to make sure everything is clear. Once we verify everything is clear we take it off the list when we are sure that everything has been successful.

- 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 the difficulty they are having is the demolition of Spring Brook. He was talking to SE Clark and it looks like we are not going to be able to do it this year because of the criteria that Illinois has and we are about 20 points short. If we put in an application it would probably be a waste of money. We may need to look into these projects for Spring Brook and see what we can do in the meantime.

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

Ms. Nelson said Spring Valley has been quiet and according to the note from Hillside Heights there are no problems with bedbugs, but they are having issues with tenants letting people in behind them. Mr. Afoun said the new intercom system will take care of this.

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

Mr. Afoun announced that a resident from Spring Brook has expressed interest on serving with RAB.

He also wanted to inform the board he lost one of his younger sisters, but due to the coronavirus he will not be traveling back for the funeral.

Vice-Chairperson Parker, Jr. said he and Mr. Afoun met with the Chief of Police. It was regarding camera system and was a good conversation. Mr. Afoun will work with Capitan Johnson and the City's IT department so they can have access to all of our video cameras and see real time on their phones. They are especially excited with access to Fiesta Manor's cameras to be able to have a good view of 5th avenue. Mr. Afoun said the meeting was very productive.

Attorney Remus said that court is down until May 4<sup>th</sup>, so it may throw off the evictions for a while.

Vice-Chairperson Parker, Jr. said he believes that in the next couple weeks they are going to have an interim city administrator and assistant city administrator. He plans to invite them to one of our meetings once this has all passed as well as setting a meeting with Mr. Afoun to introduce him to them.

- 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 6:13 P.M.

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Leslie Stange-Crotty, Chairperson