

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

November 18, 2019

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 Tammy Jones and 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 October 21, 2019:** Minutes of the Regular Meeting of October 21, 2019 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 21, 2019, 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 stated that his staff and he decided we want to wait until the FSS program has a ribbon cutting or celebration until the program is up and running. Once that I the case we want to involve the Mayor and the community. Vice-Chairperson Parker, Jr. asked when this would take place approximately. Mr. Afoun responded maybe in March. Vice-Chairperson Parker, Jr. said that would be great because the new City Administrator should be in office at that time.

Mr. Afoun expressed that he is glad that all the commissioners are here as this is one of the most important decisions the board will make. He said that as you all know come January 2020 marijuana use becomes legal in Illinois, but not in federally funded units. The decision that needs to be made includes two components. The new tenants coming in are under the regulation that they cannot smoke marijuana. Vice-Chairperson Parker, Jr. said the memorandum the board was given only spoke about medical marijuana because it was from 2011. Mr. Afoun said that the housing authority has discretion to allow or not allow marijuana use for the current tenants, but that new tenants are not allowed. Mr. Afoun said that in general industry it is a "no-no" on all ends. At the moment our policy prohibits that outright because of the federal law. Commissioner Capan asked if this is discussion and then we will develop the policy. Chairperson Stange-Crotty said first of all there are two issues. First is whether or not we are going to allow existing people to smoke marijuana. Those applying cannot smoke marijuana. She asked if we going to allow the current tenants to smoke marijuana.

Vice-Chairperson Parker, Jr. said it is legal within the state and there are folks that need this medicinally. He supports allowing tenants to partake in smoking marijuana if they have medical marijuana. Commissioner Fox is supporting smoking marijuana. Vice-Chairperson Parker, Jr. said we do not have a directive on recreational marijuana. Mr. Afoun said tenants who are already here may be able to use recreational marijuana if the board chooses. The lawyer said under federal law it is still a banned substance. He thinks the scope of the letter that was distributed in the board packet is being expanded for recreational. Vice-Chairperson Parker, Jr. does not support recreational marijuana. Mr. Afoun said it is the board's decision. Commissioner Capan said the federal law is what we should follow. Chairperson Stange-

Crotty said we are giving guidance to Mr. Afoun. Does that mean when we see someone using marijuana we need to have some sort of certificate asked Chairperson Stange-Crotty. Mr. Afoun said they would develop a policy on that depending upon the board's directive. Commissioner Capan said you are provided an ID if you are given medical prescription. He was unsure if we would be able to take copy of those IDs or not, but maybe they could show it if not. Vice-Chairperson Parker, Jr. stated that it is illegal to smoke marijuana outside, which is state law. Commissioner McCowan asked if it will even be an issue. You cannot smoke it outside and you cannot smoke it inside your units. Vice-Chairperson Parker, Jr. said smoking isn't an issue, but consumption is. Actually having possession of it would be something that would be the issue. They talked about edibles being something that they would be able to do in their units.

Commissioner Capan is a no on everything, Commissioner Fox is a yes on everything. Vice-Chairperson Parker, Jr. is a no on recreational, but yes on medical. Commissioner McCowan said he is yes on medical and no on recreational. Commissioner Capan said if we restrict things we would need to get a legal description of ingredients, etc. and that your personal doctor generally will not allow it and you submit paperwork to get your medical card. Commissioner Capan said we are a federal facility and if we allow it and then if HUD changes their mind we have to go in and change everything again. Mr. Afoun said in Chicago they were concerned that if you allow medical and not recreational there may be claim of discrimination.

Commissioner McCowan asked about our counterparts in states where it is already legal and how are they handling it. Mr. Afoun said he had not reached out to the NAHRO and PHADA organizations. Vice-Chairperson Parker, Jr. made a suggestion. He said perhaps postpone until Mr. Afoun gets more information from NAHRO, PHADA, and similar sized housing authorities that are in states where there is already legal marijuana. Chairperson Stange-Crotty talked about new applicants asking if we could drug test new applicants and Mr. Afoun responded that HUD would not allow this. She said if we are not allowed to drug test she wants Mr. Afoun to ask how they handle this situation with new applicants. Commissioner Capan and Vice-Chairperson Parker, Jr. commented how do we police that? Chairperson Stange-Crotty said those that do are already self-medicating for depression, because they don't have the ability to get a doctor, they have no health insurance and use it to manage pain and depression.

Mr. Afoun distributed the Fire Arms Policy. He talked about how housing authorities had a strict no fire arm policy from back when President Clinton was in office. He said recently in East St. Louis Housing Authority a tenant sued the housing authority and the ruling was that the housing authority cannot prohibit them having fire arms in their units. Mr. Afoun was suggesting it to be allowed and to revise our policy to allowing fire arms. Commissioner Capan said he doesn't think this ruling will stand for very long. Vice-Chairperson Parker, Jr. said by prohibiting the actual owning of a fire arm we would be violating their rights as long as they have a FOID card. The lawyer said he is inclined to agree that you have the right to own a gun, but he would need to research it. Commissioner McCowan asked if there is something with PHADA or NAHRO already developed on this instead of making a policy. Vice-Chairperson Parker, Jr. asked if we can direct legal to do some research on this. He asked the lawyer to come back next month with more information. Mr. Afoun said if need be we can talk to NAHRO and PHADA to see what the national view is.

Mr. Afoun said at the last meeting the tenant that came was asking about repayment agreements. He said that Chairperson Stange-Crotty had asked the repayment agreement be brought to the board. Vice-Chairperson Parker, Jr. asked about the dollar amount cut off regarding if everything is due by the end of the month versus making a payment plan. He said for Mr. Afoun to use his discretion regarding allowing payment plans in the future regardless of the amount.

**a. Resolution #924:**

Resolution #924 was to approve/authorize the Job Description for FSS Coordinator. Mr. Afoun stated we were successful in our application and part of the requirement is to appoint a coordinator. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #925:**

Resolution #925 was to approve/authorize the FSS Action Plan. Mr. Afoun said part of the requirement is to have an action plan. This was developed by information given by the national liaison and other organizations in the area that have the program. He said this is the game plan. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #926:**

Resolution #926 was to approve/authorize the Organizational Structure. Mr. Afoun stated that nobody in house has the experience necessary for the FSS position so we will be looking outside of our organization for that position. We plan to place this in the papers tomorrow if it is approved. Commissioner Capan asked if there is a Federal job board we can advertise in or are we just going to advertise locally. Mr. Afoun stated that the pay range is between 25 to 37 thousand dollars yearly. He said we did research in the area that is how much the local FSS Coordinators in the area are getting paid. Chairperson Stange-Crotty explained the pay band. Vice-Chairperson Parker, Jr. hopes we can hire for more than \$11 per hour, which would be 22 thousand dollars per year. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #927:**

Resolution #927 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 #928:**

Resolution #928 was to approve/authorize the Employee Health Insurance. 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 we are in deficit with the admin fee. We are looking at ways to help improve this. On a whole we have enough payment for the HAP, which means landlords will be paid. We have enough people seeking units. Commissioner Capan asked if we should consider revising our budget. Mr. Afoun said we want to wait until the end of this quarter. When we go into the next quarter we want to revise our budget at that time. Vice-Chairperson Parker, Jr. has a question. In the third area down it looks like our total admin fees received are not that much different from a year ago. He wants to know where it got reduced so much. Mr.

Afoun said last year the rate wasn't reduced that much. Last year it was 87% now is 73% of what we are receiving.

- 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 stated that we have many units vacant. Last month a long standing resident informed us that she bought a house and has moved out. It is an ongoing battle. Commissioner Capan asked how many people we lose per month. Mr. Afoun said on average 6. He said he is happy for those who are buying homes and that home ownership is the reason why we have so many people leaving, but we are trying the best we can. We wish it would slow down a little bit. Mr. Afoun said the good thing is that we do have the luxury of having people who want to live here to fill units once they are ready to rent.

The Board reviewed the Pest Control and Police reports. Vice-Chairperson Parker, Jr. asked if we have had the opportunity to do any accounting regarding the bedbug heat treatment. Mr. Afoun said we have reached out to our neighboring housing authorities to rent out our heat treatment machine, but have not heard back. Vice-Chairperson Parker, Jr. asked if we can have inter-government agreements across the river. Mr. Afoun said he wanted to reach out on the Illinois side first. Vice-Chairperson Parker, Jr. said he would rather have us drive across the river rather than fifty miles to Knox County.

- 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.

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

Ms. Jones said there is nothing really happening with the resident's board. She would still like to get a couple people up here so there could be someone to talk to so RAB can get feedback would help. She can tell us everything about Hillside, but doesn't know anything about Spring Brook or Spring Valley. Chairperson Stange-Crotty said she and Mr. Afoun met with two tenants. During that meeting they were able to satisfy the tenant's concerns and he really calmed down. It was decided that those two would talk to the residents especially those at the back of the properties, who have the most complaints. They would go and just talk to them and report to Mr. Afoun or Chairperson Stange-Crotty directly and she would talk to Mr. Afoun if they call her and if they don't want to come personally to the board they could even make a report and update people. Mr. Afoun said the tenant doesn't want to report to the board. He said he doesn't want to go out and be bothered during the winter months. Maybe during the spring Ms. Ann Nelson could get with the tenant. Ms. Nelson said that Mr. Al Cueller had called her last week about the turkey plates that they are going to be passed out. She said the only thing they have to communicate with other tenants is putting flyers at doors. She said she would like to do bingo or coffee with the residents. She is having trouble having anyone commit to help. Ms. Nelson stated that it takes more than one person to put things together and run things. Mr. Afoun said the FSS person will help outreach for seniors. That could help do the outreach. Chairperson Stange-Crotty said they appreciate the RAB and all the efforts they give.

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

Chairperson Stange-Crotty talked about Mr. Afoun's performance evaluation and that she had received three of them and was still needing the last two from commissioners.

Vice-Chairperson Parker, Jr. said that Saturday night is the lighting of the commons. There will be all kinds of stuff going on and he encouraged everyone to go down and partake.

Mr. Afoun stated that he will be on his annual vacation beginning on December 2<sup>nd</sup> and will return to work on January 21, 2020.

**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 6:45 P.M.

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Leslie Stange-Crotty, Chairperson