

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

September 21, 2020

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM via teleconferencing due to COVID-19.

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.

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 August 17, 2020:** Minutes of the Regular Meeting of August 17, 2020 were reviewed. Commissioner McCowan stated there was a revision needed in the minutes. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 17, 2020, with the revision. 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.

a. **Resolution #950:**

Resolution #950 was to approve/authorize the Compactor/Trash Chute Doors Replacement Project. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #951:**

Resolution #951 was to approve/authorize the Legal Services Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #952:**

Resolution #952 was to approve/authorize the Architectural & Engineering Services Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #953:**

Resolution #953 was to approve/authorize the Telephone Services Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #954:**

Resolution #954 was to approve/authorize the Dental Insurance Benefits. There was discussion as to why MetLife was being recommended when it appeared Delta Dental had lower cost and was more comprehensive. After discussion the Board asked Mr. Afoun to have the staff decide what plan they want before they approve. Motion was made to table this action until the October meeting or by

poll vote if necessary. 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. Mr. Afoun said that there are tenants that are not paying deliberately. He said they have indicated that. Those who were affected by the coronavirus have told us and have had their rent adjusted. Those who have not reported an income change have not been affected. Commissioner McCowan asked if all the people who are refusing to pay have been contacted. Mr. Afoun said yes, they have been contacted. He said we have called them and they have told us that there is nothing you can do to make us pay.

**c. Section 8 Report:** The Board reviewed the Section 8 Report as presented.

**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 reviewed the pest control report.

**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.

Commissioner Fox stated last month she mentioned that the door is not powered with the generator at Hillside. She wanted to know the status on that. Mr. Afoun said he was working on the cost of adding that to what is powered by the generator and go from there based on the cost. He said the wiring needs to be done.

**f. FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date. Commissioner Fox asked if we have a time limit for that grant and is it a use it or lose it situation. Mr. Afoun said it renews each year and HUD has become very flexible due to COVID-19. He said that once you get into the program you are automatically renewed. Commissioner Fox asked if we have a number of people in mind that we want to help with this. Mr. Afoun responded at least 24 participants.

Mr. Afoun stated that the Board Retreat was scheduled for last Saturday, but due to the delay in getting the laptops it has been postponed. Mr. Afoun said that the staff met and did brainstorming and he held a zoom meeting with residents as well with little participation. He has a draft of what has been put together and will go to the Board for their final directives. He is suggesting they do it the week before the Board Meeting, which will be the Annual Meeting as well. It will be appropriate to adopt it at the Annual Meeting. He is suggesting the 2<sup>nd</sup> Saturday in October. That would be October 17<sup>th</sup> and the Board Meeting would be the 19<sup>th</sup>. Commissioner McCowan asked what time he had in mind. Mr. Afoun responded between 9am to 12pm. Commissioner McCowan said that doesn't work for him. It appears everyone is available for October 3<sup>rd</sup>. Mr. Afoun said to make time for everyone to stop by on Friday, October 2<sup>nd</sup> to come and get their laptops. This will be 9am to 12pm. Mr. Afoun said if we get the laptops prior to the 2<sup>nd</sup> we will let them know. Mr. Afoun then said since we are doing the meeting virtually, it doesn't have to be on a Saturday. Mr. Afoun said he is going to talk to Platinum to see if we can get them ready for the 2<sup>nd</sup> then fine, otherwise we will do the meeting during the week. The commissioner said October 15<sup>th</sup> (Thursday) would be the second option if the 3<sup>rd</sup> does not work out.

Commissioner Fox asked to see what is happening with the Davenport buildings and houses. Mr. Afoun said we are waiting for the City Council to make a final decision. Commissioner McCowan asked if we have been to any meetings to see if there is anything on their agenda for discussion. Mr. Afoun responded no. Chairperson Stange-Crotty asked what the name of the building is. Commissioner Fox wanted to ask about the COVID money that we are using for the tenants and have we done anything more with that. She said this past month another apartment complex gave every one of their tenants a gift card to Walmart for \$300 that they could use on anything except for alcohol and cigarettes. Commissioner Fox thinks that would be better in her opinion than piecemealing. Chairperson Stange-Crotty said she already put that on the agenda on the strategic goal planning meeting. Mr. Afoun said the Cares Act money has to be spent by December. He said that the initial phase was to make sure that people had access to health-related items. The second phase was we were going to meet again to determine what would be the best use of the funds. Chairperson Stange-Crotty wants a list of ideas taken to the October meeting as well as a list of things they cannot do with the money. He said he will attach the entire legislative act so they can read it for themselves.

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

Ms. Nelson said there is nothing going on.

5. **Closed Session (Personnel) – 5 ILCS 120/2 (C) (1):**

Motion was made, and seconded, to go into executive session at 6:43 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, David Parker, Diane Fox and Jay McCowan. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:54 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, David Parker, Diane Fox and Jay McCowan. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:54 P.M.

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

There was no other business to come before the Board.

7. **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 6:55 P.M.

---

Leslie Stange-Crotty, Chairperson