

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

August 16, 2021

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Valley Community Building located at 1150 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Pat O'Brien and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Kat Williams, and Tammy Jones were in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of July 19, 2021:** Minutes of the Regular Meeting of July 19, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 19, 2021, 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.

a. **Resolution #985:**

Resolution #985 was to approve/authorize the Fee Accounting Services. Mr. Afoun stated that we only received one response. Commissioner Grimes said he was concerned and would like to see a listing of all the people who were sent the RFP documents. Motion was made to table this resolution. All voting members present voting "aye", except for Vice-Chairperson Fox, who was against, the Chairperson declared the motion carried.

Resolution #986:

Resolution #986 was to approve/authorize the Waste Disposal Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #987:

Resolution #987 was to approve/authorize the Website Redesign Services. Motion was made to table this resolution due to the bid tabulation being missing in the board packet. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #988:

Resolution #988 was to approve/authorize the Revised MHA By-Laws. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #989:

Resolution #989 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. Commissioner Grimes asked about the layout of the budget as he is accustomed to a different budgetary layout and is used to seeing things the opposite way.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said we are absorbing and not billing, which helps our utilization rate.
- 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.

Chairperson Stange-Crotty asked if they could get a list of the online trainings available for Commissioners through PHADA and NAHRO. Vice-Chairperson Fox asked if RAB could use capital funds for training and Mr. Afoun responded no. She asked what they can do about that so that RAB can go somewhere if they wish. Mr. Afoun responded they could work something out if training is needed.

- 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 said the architect is preparing a contract documentation to go out to bid. Chairperson Stange-Crotty asked if this was a prioritized listing of projects and Mr. Afoun responded it is, based on REAC items. Vice-Chairperson Fox asked how long until the work could be done and Mr. Afoun responded probably November and it will be done according to the season.

- f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date.

Mr. Afoun gave an update on the CARES Act funds. He said that gift cards are what tenants are wanting. We may not be able to do that due to the funds that are left for public housing. Mr. Afoun wrote to HUD to cross fertilize and use part of one project to pay for another. If it must be AMP specific it may need to be less money, but HUD has not yet responded.

Mr. Afoun said there would be a board retreat to review the strategic plan. He suggested September 18th as the date. He wanted to use this opportunity for the new commissioner orientation to take place as well. Chairperson Stange-Crotty asked if that part of the meeting would just be for the new commissioners. Mr. Afoun responded he would like everyone present.

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

Ms. Jones welcomed back Commissioner Grimes and welcomed Commissioner O'Brien to the board. She said that Friday was the best meeting they had ever been in. They talked about using FSS and ROSS to further the RAB stuff, like the fair and cookouts. She said RAB wouldn't have to do anything and FSS and ROSS would take care of everything for them.

5. 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.

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 7:05 P.M.

Leslie Stange-Crotty, Chairperson