

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

August 17, 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., 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.

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 July 20, 2020:** Minutes of the Regular Meeting of July 20, 2020 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 20, 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.

a. **Resolution #949:**

Resolution #949 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.

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 that Ms. Tammy Jones had asked about training being offered for residents on the new intercoms being installed at Hillside Heights. Mr. Afoun stated resident training will be made available once the project is complete.

Commissioner Fox said that Ms. Jones informed her that the front door at Hillside Heights was not controlled by the generator. The doors had to be left unlocked so Ms. Jones decided to stay outside to monitor the doors. Commissioner Fox asked if there is a way to make the generator work on those doors. Mr. Afoun responded that we can look into it to see if that is a possibility depending upon the cost. He further said we can add it to our five year plan or we pay from operations depending upon cost.

Commissioner Fox stated that when Ms. Kathy York was here there was some sort of issue regarding her having a computer provided by MHA and wanted to make sure they would have no issue if they were given laptops to use while being a commissioner for housing authority business. Mr. Afoun said that was a different case and there will be no issue with them having these laptops. Chairperson Stange-Crotty wanted to ask if these computers are designed for conference. Mr. Afoun responded yes, because our IT people have confirmed that they are good for this. He also said these should only be used for housing authority business.

Commissioner Fox asked if the RAB will be receiving these as well. Mr. Afoun said no, but once we revise the computer labs they will be able to use them for the board meeting purposes. Commissioner Fox said that Ms. Tammy Jones does not have WIFI, so she said she is unable to participate in the board meeting. Vice-Chairperson Parker, Jr. mentioned that Tammy could always call in. Mr. Afoun mentioned we do have toll free numbers that can be used if she does not have long distance calling available on her telephone. Commissioner Fox asked if once the new computers are installed into the Hillside Heights computer lab will have WIFI. Mr. Afoun said no WIFI, but she will have Ethernet and therefor have access to the internet. Mr. Afoun asked Commissioner Fox to have Ms. Jones call him and he can guide her on how to use the computer for the zoom meetings.

Mr. Afoun stated that the federal moratorium ended and the state moratorium will end at the end of this month. Once it ends we will proceed with evictions because there a lot of people who have not been paying their rent. The ones he identified are withholding payment and have not been effected by the coronavirus. The ones that were effected by coronavirus have had their rents adjusted. Commissioner Capan asked if all the tenants who are refusing to pay are market rate rent payers. Mr. Afoun responded yes, a lot of them are on flat rent.

Mr. Afoun said that laundry detergent and cards were distributed. We still have some money and he will determine what else we will use those funds for. Mr. Afoun said he intends to have another resident meeting to get ideas as to what they need.

Commissioner McCowan asked how the FSS program and lady are working out. Mr. Afoun responded that because of the coronavirus we have not yet began to recruit people, but we hope to start as soon as possible. We have sent out letters and flyers. Some people have registered already, but they have not yet signed the contract. We have set up the escrow accounts so we have the structure in place. It is monitored closely and he is personally involved in the oversight of that. Ms. Ann Nelson interjected that there is a zoom meeting for the FSS Program scheduled for August 27th.

Commissioner McCowan asked Mr. Afoun if he had heard anything back from Davenport yet. Mr. Afoun responded he had not.

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

Ms. Nelson said there is nothing going on.

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 6:12 P.M.

Leslie Stange-Crotty, Chairperson