

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

January 24, 2022

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, Pat O'Brien, Raegan Jones, and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel and Trevor Grogg were also 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 November 15, 2021:** Minutes of the Regular Meeting of November 15, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of November 15, 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 #1000:**

Resolution #1000 was to approve/authorize the Health Insurance Benefits (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1001:

Resolution #1001 was to approve/authorize the Dental Insurance Benefits (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1002:

Resolution #1002 was to approve/authorize the Vision Insurance Benefits (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1003:

Resolution #1003 was to approve/authorize the 2022 PHA-Agency Plan (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1004:

Resolution #1004 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. Mr. Afoun explained there is a new format because we have a new fee accountant. This gives more detailed information. The first three columns

deal with the current month and the last three columns are year to date. The difference here is that the percentage should be 100. Anything above that means we received more subsidy/rent. The same principle for expenditure as well. Chairperson Stange-Crotty asked what the maintenance contracts are. Mr. Afoun responded we are using contractors for vacant units as well as for the temps we were using, which have now come to an end.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated that the waiting list has been reduced to 240. Some applicants found housing elsewhere and some we were able to house. Chairperson Stange-Crotty asked if we have had any of the Afghan people come looking for housing. Mr. Afoun responded not yet. We would need to have an emergency meeting to give preference or we would go to HUD and ask for waiver. We can go to HUD and ask for this because they are needing emergency housing. Commissioner O'Brien asked if we have units for them. Mr. Afoun said we have 30 units that are currently vacant. We have over 300 people on the waiting list, so if they had to wait it would be a long time before they came to the top of the list. Chairperson Stange-Crotty asked how long do we should the empty units for the Afghans. Mr. Afoun responded we cannot hold any units. We would need to wait to see if World Relief would ask us to provide housing for the refugees. Commissioner Grimes said more than likely HUD will say you make the decision. Chairperson Stange-Crotty said her understanding is we have had a regular number of Afghans in the area. They are settling them somewhere. Commissioner O'Brien asked if they receive a stipend and Chairperson Stange-Crotty said yes. She talked about how it works with the stipend because she has experience with this.

- 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.

Pest control and the report showing reasons for tenants vacating their unit as well as reasons for application denials were reviewed. Commissioner Grimes noted lease violations and asked what the step process is and what corrective action is taken. Mr. Afoun responded according to our policy with three lease violations we will proceed to eviction.

- 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 discrepancies were found and the bid due date has been pushed back by two weeks. We will be meeting with the architect tomorrow morning to discuss our concerns. He said we should have enough money for all the items we bid out, but it all depends on what the bids come out in.

Chairperson Stange-Crotty said there is training available in April. Commissioner Grimes said he wants to go to it. Chairperson Stange-Crotty said she thinks this is in Minneapolis. She believes it is a NAHRO event.

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

Mr. Afoun stated that there had been a unit set on fire by a resident. They were in the process of being evicted as well as mental health issues seem to have

played a role in this, but it is unacceptable regardless. Police came and arrested the person. We informed our insurance and did an assessment. Once we get the go ahead we will begin the process. Mr. Afoun has contacted HUD to take the unit offline so it doesn't affect our turnaround time.

4. **Resident Advisory Board (RAB) Report:** No report presented.
5. **Any other business that may come before the Board including comments from the general public:**

Mr. Trevor Grogg addressed the Board regarding a previous inquiry he had made about receiving Board Meeting packets prior to meetings taking place. Board counsel, John Remus stated that there was no requirement that the Board Meeting packets be provided to the public prior to meetings. Mr. Grogg expressed frustration with the response and left the meeting.

Mr. Afoun notified the Board that it was his understanding that tenants can be evicted for being disruptive and abusive to staff members, the Board instructed Board counsel to look into this.

Commissioner O'Brien asked about a public garden. Mr. Afoun said he worked with a lady regarding a public garden at a church nearby. Few tenants participated in that. Mr. Afoun said we are opened to this and we can circulate the information. Anyone that is interested can participate. Mr. Afoun said to refer the person to him and he can take it from there.

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 6:18 P.M.

Leslie Stange-Crotty, Chairperson