

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

July 19, 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 41<sup>st</sup> Street, Moline, IL 61265.

Board members present were Chairperson David Parker, Jr., Vice-Chairperson Jay McCowan, Leslie Stange-Crotty, and Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel and Kat Williams, Trevor Grogg, and Tammy Jones were in attendance.

1. **Call to Order:** Chairperson David Parker, Jr. called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of June 21, 2021:** Minutes of the Regular Meeting of June 21, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of June 21, 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 #984:**

Resolution #984 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 stated that C. Naber had finally gotten all outstanding documents to us. Vice-Chairperson McCowan asked about the repayment plan for HUD. He asked how we are going to make the payment because we are already in July and it should have been paid in June. Mr. Afoun responded that we pay \$14,000 at the beginning and \$14,000 at the end of the period. We were not sure of our financial position because we were waiting on the financial reports. He said we are planning on paying twice or looking at paying a one-time payment. It appears we may be able to make a one-time payment. Chairperson Parker, Jr. said please let the board know when that happens.
  - c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said there are no issues at the moment and we have enough money in the HAP as well as the Admin Fee. There are no concerns there. We are absorbing the ones we have and we are going to issue ten vouchers. Chairperson Parker, Jr. asked if we know if we have landlords that are willing to work with the new vouchers. Mr. Afoun believes there are plenty of landlords. Commissioner Stange-Crotty asked when the last time we vetted the list was and Mr. Afoun responded January. It was 1,860 and now 580 on the waiting list.
  - 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 said he wanted to bring to the board's attention that we still have the problem of people not paying and people skipping out on us. These people have been informed. Arrears increased in part due to air conditioner fees that were not paid. Commissioner Fox asked if we had any people skip out that had really huge amounts like what he told them about last month. Mr. Afoun replied not any with that big amounts.

Mr. Afoun spoke about the report showing reasons applicants were denied. Vice-Chairperson McCowan said that the credit check, criminal check, and landlord things were not listed in the ACOP.

- 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 making progress and came by prior to the Board Meeting. We are happy with the progress that is being made. All trainings have been online and most of them have been free. Vice-Chairperson McCowan asked if since April or May or so what have we spent \$100,000 on. Mr. Afoun replied he sent the information last month for April and May and they were sent again when we sent the June information this month. Mr. Afoun talked about all of the details and Vice-Chairperson McCowan said he will go back through that and send him an email about what he sees.

- 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 most tenants indicated they are happy with the laundry card. We have conducted interviews and talked to residents and they said they would like a gift card. We will be issuing \$25 gift cards per household for Hy-Vee. We have until the end of the year to spend all the money. We meet with RAB this afternoon and began discussions on what to use remaining funds on. Vice-Chairperson McCowan asked if Mr. Afoun has gotten a hold of any other groups to see what others are doing with their money. Mr. Afoun said most have been giving gift cards and supporting people with child care facilities so they can go to work. We are consistent with what our colleagues are doing. Vice-Chairperson McCowan asked if we have offered the child care and Mr. Afoun said that we have done this from the beginning. Commissioner Fox said we need to get this money spent soon. Commissioner Stange-Crotty said we have \$22,063 left. Chairperson Parker, Jr. wants Mr. Afoun to get an accurate accounting of what is left and they will then decide how to spend that money down at the next meeting.

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

Ms. Jones said nothing is really going on with the RAB Board. They are back to having meetings on Friday evenings so they can bring their ideas to Mr. Afoun by Monday. There are new people on RAB and we are hoping it will get going again. Ms. Kat Williams was elected as Vice-Chairperson of the RAB Board. Chairperson Parker, Jr. asked about the meth lab in the back of the Spring Valley property that Ms. Joni Feliksiak talked about during the RAB meeting. Mr. Afoun said we all believe there is a meth lab, but there is no evidence. Mr. Trevor Grogg tried to give information about the meth situation, but Mr. Afoun asked him not to talk in an open meeting about it.

- 5. **Election of Officers:** Chairperson Parker, Jr. opened the floor for nominations for interim Chairperson.

Chairperson Parker, Jr. stated that he and Vice-Chairperson McCowan had not been reappointed by the Mayor and Commissioner Capan has decided to no longer be on the board.

Commissioner Fox nominated Leslie Stange-Crotty for Chairperson. Chairperson Parker, Jr. seconded the nomination. Chairperson Stange-Crotty called three times for nominations from the floor, but no further nominations were made. Chairperson Parker, Jr. declared that the nominations were closed.

Commissioner Leslie Stange-Crotty accepted the nomination and was declared Chairperson by acclamation.

Chairperson Stange-Crotty opened the floor for nominations for Vice-Chairperson.

Chairperson Stange-Crotty nominated Diane Fox for Vice-Chairperson. Commissioner Parker, Jr. seconded the nomination. Chairperson Stange-Crotty called three times for nominations from the floor, but no further nominations were made. Chairperson Stange-Crotty declared that the nominations were closed.

Commissioner Diane Fox accepted the nomination and was declared Vice-Chairperson by acclamation.

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

Mr. Trevor Gross stated he had a couple of requests. First was to please get a bigger laundry room so they can have access to toilets. He is pushing seventy years of age and has to go across town to do his laundry. He stated the laundry room is a fire trap because there is no second egress. It is putting his health at risk because it is making him go across town. Secondly, please put a ramp on the stairs off 43<sup>rd</sup> street for the handicapped. He stated it is our legal and moral responsibility to do so. Lastly, Mr. Grogg said he is sorry that Commissioner Parker, Jr. is off the Board. He said that Commissioner Parker, Jr. is the only one who ever cared about him.

Commissioner Parker, Jr. recommended contacting MetroLink regarding Mr. Grogg's request for accommodation.

Commissioner Parker, Jr. said we are going to do wonderful things and he looks forward to reading about great things in the newspaper.

Chairperson Stange-Crotty presented a plaque to Commissioner Parker, Jr. She said she has always been impressed with his consciences. He cares enough to analyze things that are needed, his critical thinking is sharp and his problem solving is sharp. He is a nice guy and is sometimes funny. She would always rather have someone at the table who can present an opposite theory and who can present the best thing.

Chairperson Stange-Crotty then presented plaque to Commissioner McCowan. She said we want to thank you for your service to the board. You are a person who analyzes, doesn't hesitate to figure out nuances to issues, comes up with solutions or suggestions, and has a dedicated attitude towards our whole community. She thanked him for his service.

Chairperson Stange-Crotty then said that Commissioner Capan has been a great asset. We've kept you longer than you wanted and you probably going to show up next month because that's what you do is show up.

Commissioner Parker, Jr. asked Mr. Afoun, Legal Counsel, and Chairperson Stange-Crotty to make sure his name is removed from everything such as the loan for the bank, the nonprofit, any legal documents

**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 Vice-Chairperson declared the meeting adjourned at 6:17 P.M.

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Leslie Stange-Crotty, Chairperson