

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

June 27, 2022

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 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 Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Kat Williams and Joni Feliksiak were also in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 6:00 p.m.
2. **Approval of the Minutes of the Regular Meeting of May 16, 2022:** Minutes of the Regular Meeting of May 16, 2022 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 16, 2022, 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 #1020:**

Resolution #1018 was to approve/authorize the SEMAP Certification (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1021:

Resolution #1021 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun talked about the AMP 2 REAC Inspection. He stated that this time we are on the verge of regaining high performer status. We did very well. Resources were committed and there was very little to deduct from Hillside. Maintenance was very committed and worked from sunrise to sundown to prepare for the inspection.

Mr. Afoun then spoke about the AMP 1 REAC Inspection. He said there was a score of 78 for Spring Brook and Spring Valley. We retained standard performer. The fear is nobody wants to be troubled. The goal is to achieve high performer as well. Mr. Afoun referenced a table in his report showing where two deficiencies had cost us major points. One was a tripping hazard and the other a broken/missing handrail. These two are part of our current capital fund contract and the law says you can request postponement, which we did, but by the time they processed it the inspector was here. Alternatively, since there is a contract already we can appeal. If we did add these points back to the 78 then we would be at 90 and high performer. Mr. Afoun said he wanted Chairperson Stange-Crotty to know we have regained our high performer status and that the maintenance staff did very well. Vice-Chairperson Fox asked when we would know the results of the appeal. Mr. Afoun responded it could be up to 90 days. He said he is confident that we will regain our high performer status. Mr. Afoun told the Board about a toilet being clogged and how the tenant said he didn't

want to disturb maintenance in the middle of the night, which is why he didn't place a maintenance call. Because of this we subsequently lost 4.4 points on that item because their unit had been chosen for the inspection.

- b. **Approval of Financial Report:** The financial reports were reviewed and discussed. Mr. Afoun stated we are up to date with all the financial reports now.
- 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 talked about arrears and how someone had not reported their income, but were found out with EIV. The amount constituted fraud and we will be turning this in. There was discussion about if all tenants know that they must report all income and if we make sure people who do not speak English also understand. Mr. Afoun responded we do provide interpreters in those cases so every single person understands the requirement.

Pest control and the report showing reasons for tenants vacating their unit as well as reasons for application denials were reviewed.

- 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. Mr. Afoun discussed work orders and how maintenance is only human and they were able to complete what they could. His goal is to always complete all work orders. Mr. Afoun mentioned we have a lot of money to spend for training and Vice-Chairperson Fox said she is willing to go anywhere.
- f. **FSS/ROSS Report:** Mr. Afoun gave an update on each program including the number of people who have signed up to date as well as how many have been assisted by the program.

4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Kat Williams and Ms. Joni Feliksiak.

Ms. Williams said we had a rough few weeks getting started on this stuff. They will try to get the trifold thing that Chairperson Stange-Crotty wanted by the same deadline they get the newsletter article ready. Vice-Chairperson Fox asked if a president or vice president have been chosen. Ms. Williams said they are not going to do that until they have more RAB members. Ms. Williams asked if the work order numbers included Ms. Feliksiak's suggestion of smaller work orders. Mr. Afoun responded it includes all work orders.

Chairperson Stange-Crotty asked how we are preparing for the inflation that is happening. Mr. Afoun said our new fee accountant built the budget around new inflationary figures. We are hoping to have a breakeven budget subject to lease up rate for Public housing at 98% and Section 8 at 230. If we achieve those two things we will be ahead. She asked if this includes increasing gas costs and Mr. Afoun responded yes. She asked if we are keeping our ear to the ground regarding any recession that might show up this fall. Mr. Afoun responded that our budget forecast is pretty close to what we perceive to be the problem.

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

Motion was made, and seconded, to go into executive session at 6:45 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien, and Reagan Jones. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:55 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien, and Reagan Jones. The Chairperson declared the motion carried unanimously.

The Public portion of the Meeting was resumed at 6:55 P.M.

Motion was made, and seconded, to authorize \$50,000 from check received from HUD and earmark for staff bonuses. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

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

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 7:00 P.M.

Leslie Stange-Crotty, Chairperson