

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

March 15, 2021

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 David Parker, Jr., Jay McCowan, Chuck Capan, Leslie Stange-Crotty, and Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Anne Nelson, and Joni Feliksiak 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 February 22, 2021:** Minutes of the Regular Meeting of February 22, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of February 22, 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 #972:**

Resolution #972 was to approve/authorize the 2021/2022 Operating Budget – AMP 1. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #973:

Resolution #973 was to approve/authorize the 2021/2022 Operating Budget – AMP 2. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #974:

Resolution #974 was to approve/authorize the 2021/2022 Operating Budget – HCV (Section 8). An amendment was made to clarify the hours included in the on-call work week. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #975:

Resolution #975 was to approve/authorize the Revised 2020/2021 Operating Budget - PH. All voting members present voting “aye”, except for Commissioner Fox who voted “nay”, the Chairperson declared the motion carried.

Resolution #976:

Resolution #976 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 now that we have approved the revised FYE 2021 budget it does not really have any bearing.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said that we were given \$60,000 last month due to a shortage. This is our money that is held in federal held reserves and as a result our HAP payment is out of the red.
- 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 that there is not a lot of change at the moment. The moratorium is really affecting rental payments. We have been sending letters, calling, and talking to tenants letting them know it is their obligation to pay rent, but some are adopting an attitude of "I don't really care." Vacant units are an issue.

The pest control report was reviewed. Mr. Afoun said that roaches have decreased. Commissioner Fox asked if we have a checklist of what everyone is supposed to do every day or every week for housekeeping. Mr. Afoun responded that yes, we do as well as a housekeeping video. We also have a discussion to see if the tenant has any questions or needs any help when it comes to housekeeping.

Vice-Chairperson McCowan asked about the housekeeping issue if we can use Cares Act funds for supplies or something to assist with things that are needed. Mr. Afoun said there is nothing concrete that allows us to spend some of that money on housekeeping. He said we can take a look and see if we can apply that for housekeeping related issues and that he will get back to the Board with a report on that.

- 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 stated that all current projects have been completed successfully and talked about the new capital funds being awarded.
- f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date. He said that we have a success story. One participant saved enough and got enough ideas from the program and has since moved out of Public Housing and started their own business. She said without the program she didn't have the idea or the resources to have accomplished this. She was able to save enough to start her own business through the escrow program. Chairperson Parker, Jr. wanted to tout those success stories if the person is able. Mr. Afoun will contact them to see if they are willing to give consent then do a press release.

Mr. Afoun stated we had successfully partnered with Walgreens and the Johnson & Johnson Covid-19 vaccine was distributed. We do have some staffing challenges. One person has moved and one was injured and recuperating. One has had surgery. We have four temps and painting contractor as well as working with a general contractor to help catch up on the number of units.

Mr. Afoun mentioned that our lawyer informed him this afternoon that we have been able to come to a resolve with the laundry company. Once we have the new machines installed we will be issuing \$25 laundry cards for residents.

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

Ms. Feliksiak said the residents are very thankful for getting their vaccines up here because a lot of them couldn't get out. They are very satisfied and thankful. She recommended last month and it was a godsent. Ms. Anne Nelson said this will be her last board meeting as she is moving out at the end of the month. Chairperson Parker, Jr. said we will miss her and thanked her for her dedication and hard work.

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 6:07 P.M.

David Parker, Jr., Chairperson