

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

May 16, 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, Vice-Chairperson Diane Fox 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 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of April 18, 2022:** Minutes of the Regular Meeting of April 18, 2022 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of April 18, 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 #1018:**

Resolution #1018 was to approve/authorize the Audit Services Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1019:

Resolution #1019 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 said we had just talked about meeting with Ms. Cheri Bustos about delaying our REAC inspection, but that very week he received a letter from HUD stating that our REAC inspections had been scheduled. He explained the scoring for PHAS and how many points are available for each different indicator. Commissioner Jones asked if this happens every year. Mr. Afoun responded if you are a high performer it is every three years, standard performer is every two years and troubled performer is every year. Mr. Afoun said they should have done it two years ago, but did not due to COVID-19. Chairperson Stange-Crotty said her daughter and son-in-law work on the Arsenal and what they are all getting is that the government is skeptical of someone doing too well and they expect something to be wrong. Mr. Afoun said the physical component is more subjective. The management operations we may not get all points due to the vacancies and rent arrears. There was a discussion about how it had rained the night prior to our last REAC inspection and it had caused us to lose points with an erosion issue. Vice-Chairperson Fox asked if we are going to be docked for the apartment that had the fire. Mr. Afoun said no because they do not take empty units into consideration.

Mr. Afoun informed the board that we have been awarded our 2022 Capital Funds in the amount of \$1,236,790, which is an increase from last year.

b. **Approval of Financial Report:** The financial reports are not ready at this time due to the end of the fiscal year having been on 3/31/22 and work is still ongoing to prepare those reports.

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. Vice-Chairperson asked if we need any temps to help out. Mr. Afoun responded that we do have two temps currently.

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 Ms. Joni Feliksiak had said all work orders are not in fact completed totally on a monthly basis. He gave different scenarios where things could happen. Mr. Afoun commended Ms. Feliksiak for bringing this to his attention.

Vice-Chairperson Fox asked if the REAC inspector will take our ongoing projects into consideration. Mr. Afoun said that if there is substantial rehab they might postpone the inspection. He wrote to REAC and asked for postponement, but had not yet heard back. Another thing you can do is appeal if we lose points due to items that are included in the signed contracts.

Commissioner Jones stated she is interested in attending the PHADA Commissioner's Conference in Orlando. Vice-Chairperson Fox volunteered to go with her.

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. Feliksiak would like us to ask tenants to get renter's insurance. Mr. Afoun said we do recommend it. Ms. Williams wants to give an article for the newsletter. Mr. Afoun said when they write the article to send it to him ahead of time and we will incorporate it.

Ms. Williams said one of the things they are going to do is take a resident leadership council handbook and a couple of other things she found online to create something that would help recruit people into the RAB program. She said that Rock Island Housing Authority has a whole binder, so she can use the info there and make it work for us. She plans to define RAB as to what they do and provide the tools they need. Ms. Feliksiak wants to get more personal with people. They were both happy they received identification badges for when they do volunteer work.

Chairperson Stange-Crotty said when they are going to advertise and build a communication document they should consider making it a trifold. She said when you are looking at people who might want to join hand them a trifold brochure. She said to make things very simple and easy to understand.

Chairperson Stange-Crotty asked if we have explored companies that provide renter's insurance so we can actually give information to people who might be interested in that. Mr. Afoun said he wants to explore and find out from HUD if we can make renter's insurance mandatory for our tenants. Chairperson Stange-Crotty had concerns if renter's insurance is recommended a tenant may say they do not even know how to do it. Ms. Feliksiak talked about how she was able to add her renter's insurance with her car insurance provider and it was very reasonable.

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

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 6:33 P.M.

Leslie Stange-Crotty, Chairperson