

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

November 15, 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 Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Pat O'Brien, Raegan Jones, and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Kat Williams, and Tammy Jones were 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 October 18, 2021:** Minutes of the Regular Meeting of October 18, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 18, 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.

Mr. Afoun presented a summary of MHA's repayment agreement as had been previously requested by the Board. He said we are starting to hear from residents who want to make agreements. One of the tenants came with \$5,000 cash to pay because he did not want to lose his housing. He was sent to get a cashier's check and has since paid off his balance in full.

Commissioner Grimes stated that Project Now assists residents as far as the process of eviction and the mediation that is required. Vice-Chairperson Fox said it is sad that Project Now is stepping in and helping. She said she doesn't feel they should get help because they knew all along and their income didn't change. Commissioner Grimes said he agrees that there are some people who did not need the help. They had money that came in that could have been diverted to that. He said part of the problem is there has not been for the longest time any kind of teaching made available on helping people to manage their finances and know how to take care of financial education or budgeting classes. He said on the lowa side of the river the minute the moratorium clicked off they were going to court. Some of the landlords were going to small claims. We need to do a better job on handling and prioritizing finances. Mr. Afoun agrees with the need to educate and inform. We try to do that during lease signing. Nationally we need to do a better job than that, and in our case with the residents who refused to pay. We have mechanisms in place if people did have hardships financially. Commissioner Grimes said we have to be careful how we lump people into categories. Chairperson Stange-Crotty said we have things in place that address these issues and we are very successful at managing our own behavior as well as having consequences.

**a. Resolution #997:**

Resolution #997 was to approve/authorize the 2022 HCV Payment Standard. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #998:**

Resolution #998 was to approve/authorize the purchase of three copiers. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #999:**

Resolution #999 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.
- 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 stated that things are more or less the same as last month. There are no major changes and nothing for the Board to be concerned about.

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 which had all been completed for the month.

Mr. Afoun said we hope to begin some activity before the summer and then in the summer we will do the rest. We have the projects prioritized by items that will affect us in REAC. We are meeting with the architect on Wednesday. Vice-Chairperson Fox asked when the architect gets it together, some of the top items are things we need warm weather with so we would move down to the other items which are able to be done. John said this is correct. Commissioner O'Brien asked if the projects will come to them individually. Mr. Afoun responded they will come together as one big project. Once the project is bid they will go to the Board for approval. He said maybe they would be grouped together as they relate to each other and they will come to the Board to be approved.

- f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date. Vice-Chairperson Fox asked if this program is what can help people learn about budgets and financial education. Mr. Afoun said yes, the ROSS program also facilitates that.

Mr. Afoun gave an update on the CARES Act funds. He said all funds have been expended and we will not need to give any money back to HUD.

There was discussion regarding the issue Mr. Trevor Grogg brought up last month about wanting to get the whole board packet in advance. Commissioner Grimes said the only people who should be privileged to the whole board packet should be Board members and the RAB board. Chairperson Stange-Crotty asked if we have it written in a policy regarding not sharing the board packets with the public prior to the board meetings. Mr. Afoun said it is standard practice in industry that the board packets are given to the commissioners and RAB

groups. Vice-Chairperson Fox pointed out we just recently started giving RAB the packets.

Mr. Afoun said we received dental insurance bids late, but wanted to share this with the Board. He plans to meet with staff to discuss their views on this. Once he gets a consensus as to what direction to go we will do a phone poll vote to have this approved after the Wednesday meeting in order to be able to move forward prior to December.

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

Ms. Jones stated that she would like to have the maintenance staff get on the intercom at Hillside Heights and let people know when they are plowing as well as to ask people to please move their vehicles instead of people getting blocked in. Mr. Afoun and the Board of Commissioners agreed this would be a good idea.

Ms. Williams talked about recycling issues and asking people things in questionnaires. She said RAB is going to work with ROSS and FSS to talk about what their priorities are and to see what community engagement is working. Ms. Williams also recommended updating website content as well as making a note on the homepage that there is a new website on the way stating an estimated date as to when that should be completed. Ms. Williams also talked about ways to try to get more people interested on participating.

**5. Closed Session – Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees – 5 ILCS 120/2(c)(1):**

Motion was made, and seconded, to go into executive session at 6:18 P.M. and a roll was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien, Raegan Jones and Melvin Grimes. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 6:50 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien, Raegan Jones and Melvin Grimes. The Chairperson declared the motion carried unanimously.

A new salary structure was voted on and will be presented.

**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 6:53 P.M.

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Leslie Stange-Crotty, Chairperson