

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

October 18, 2021

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, Raegan Jones, and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel, Kat Williams, Joni Feliksiak and Trevor Grogg were 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 September 20, 2021:** Minutes of the Regular Meeting of September 20, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of September 20, 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 #993:**

Resolution #993 was to approve/authorize the Executive Director's Employment Contract. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #994:

Resolution #994 was to approve/authorize the Executive Director's Evaluation. Chairperson Stange-Crotty stated it was her responsibility to fill this out and she did. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #995:

Resolution #995 was to approve/authorize the Lease Termination Notice. Board Counsel stated that the referenced HUD rule is still in the comment period, but this is good to have in place. We currently give a 14-day notice and this gives us, in case of presidential emergency or HUD directives, a 30-day notice if needed. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #996:

Resolution #996 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. Mr. Afoun said the PIC report information is what is the most important information for the Board to know. The Section 8 program is monitored more rigorously than Public Housing. We are currently at 101%. Commissioner Grimes said in May we were at 91% and we moved up to 98% for utilization and said we have done well.

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 the occupancy percentage requirement is overall not separate for each AMP. It is in our interest to be 100% occupied because that affects the income for the housing authority and to meet the needs of the community.

The police activity report was reviewed. Vice-Chairperson Fox asked what directed patrol meant. Chairperson Stange-Crotty responded it is when the police are going through our property.

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 there are some projects we can do in the winter months. He will reach out to the architect to see where he is on these and will give feedback to the Board at the next meeting. Vice-Chairperson Fox asked how long does this phase usually take. Mr. Afoun responded it is taking a little longer because so much is involved. Chairperson Stange-Crotty asked when was the last time Mr. Afoun talked to the architect about these. Mr. Afoun responded he would have liked to have commenced earlier than now. We are good as far as the money is concerned. Chairperson Stange-Crotty wants the interior items done during the winter months. Commissioner O'Brien wants to know if Mr. Afoun knows where most of the erosion has taken place. Mr. Afoun responded all over. Chairperson Stange-Crotty asked if there is anything on the list that presents a danger. Mr. Afoun said none are imminent danger. Chairperson Stange-Crotty asked if we need an architect to tell us where to place trees. Mr. Afoun responded he is putting that into the scope of work.

f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date. He also talked about the event that was held for FSS participants called Supper on the Lawn. He said that although we only had two FSS participants attend, it was a great success. Our success story person told her story and it was very inspiring.

Mr. Afoun gave an update on the CARES Act funds. He said that Hy-Vee gift certificates have been purchased and will be distributed to residents this week. We have expended the AMP 1 funds by making this purchase and have a small amount left for AMP 2, which will be expended prior to the end of the year so as not to lose any of this money.

There was a lengthy discussion regarding people who did not pay their rent during the moratorium. Mr. Afoun stated that there were 14 tenants averaging \$4,600 dollars owed. Mr. Afoun is going to meet with them and set up some type of repayment agreement. Chairperson Stange-Crotty said we as commissioners need to understand what the terms are. Mr. Afoun responded we will monitor it

every month. Our own policy does have a repayment agreement. We are trying to decide do we follow our repayment agreement or do we go to the court and go through that route so that if they default we go back to court. Mr. Afoun said he will bring a summary of our repayment policy next month. Chairperson Stange-Crotty said in her opinion some of the language we deal with may be complicated for some individuals. She suggested having something simple and easy to understand so that they can sign and verify that they understand.

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

Ms. Feliksiak thanked Mr. Afoun for all the work that has been completed and complimented the signs that have been put up.

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

Mr. Trevor Grogg has a request. He would like to receive a board packet like the RAB gets. He said he comes to these meetings and it would be nice to be able to receive the packet ahead of time. Mr. Afoun had told him no before. Mr. Gross said it is public knowledge and what difference does it make if he gets a copy before or after the meeting. He offered to pay for this whether it be 25 cents a page or pay \$10 to \$15 per month. Mr. Afoun asked Board Counsel what the legality is. Board Counsel responded he will research the issue and feels it may have to do with the public meetings act. Mr. Grogg said he understands a lot of these documents. He stated he has health issues that make it hard for him to take on being a RAB member as a fulltime thing.

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 6:51 P.M.

Leslie Stange-Crotty, Chairperson