

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

September 20, 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 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, Tammy Jones, Kat Williams, Joni Feliksiak and Trevor Grogg were in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:40 p.m.
2. **Approval of the Minutes of the Regular Meeting of August 16, 2021:** Minutes of the Regular Meeting of August 16, 2021 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 16, 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 #985:**

Resolution #985 was to approve/authorize the Fee Accounting Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #986:

Resolution #986 was to approve/authorize the Waste Disposal Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #987:

Resolution #987 was to approve/authorize the Website Redesign Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #990:

Resolution #990 was to approve/authorize the Transfer of Parcel of Land. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #991:

Resolution #991 was to approve/authorize the Debt Collection Services. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #992:

Resolution #992 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 financial reports were not available at this time due to circumstances beyond our control. They will be sent with next month's information.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said we have over 562 people on the waiting list and there is enough money to sustain the vouchers that have been issues.
- 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 informed the Commissioners that one person has accumulated a debt of over \$8,000 because of the moratorium. He also said that the difficulty we have are is people moving out in droves, so it makes it hard to be fully leased up.

- 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 some projects may need to wait until spring, but some may be able to start as early as November. He also stated that the maintenance guys do a tremendous job and we get very little complaints regarding work orders. Chairperson Stange-Crotty said we are very fortunate of our maintenance people and their expertise. Mr. Afoun said he is very proud of them especially what they do with work orders.

- f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date.

Mr. Afoun gave an update on the CARES Act funds. He said that we will be giving Hy-Vee gift vouchers of \$25 to AMP 1 residents and AMP 2 residents will get \$50. The process will begin next week. Ms. Kat Williams asked if this will be cards or paper vouchers. Mr. Afoun responded vouchers because that is the only way it can exclude the purchase of alcohol and tobacco.

Mr. Afoun talked about the REAC score received for Fiesta Manor and that we got high performer status.

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

Ms. Jones stated that the community is coming to Ms. Joni Feliksiak about the refund on their laundry cards. They could use that money back beings that they are low income. Mr. Afoun said that we are working with the laundry company to get this resolved for everyone and it is at the top of our priority list. Chairperson Stange-Crotty asked why we are refunding. Mr. Afoun responded it is because we got new washing machines that use different cards. The issue is to get the money from the old cards onto the new cards.

- 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 6:45 P.M. and a roll was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien and Raegan Jones. The Chairperson declared the motion carried unanimously.

The Board then commenced Executive Session.

Motion was made, and seconded, to close executive session at 7:05 P.M. and a roll call was taken. Voting Yes were Leslie Stange-Crotty, Diane Fox, Pat O'Brien and Raegan Jones. The Chairperson declared the motion carried unanimously.

6. 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.

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 7:06 P.M.

Leslie Stange-Crotty, Chairperson