

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

April 17, 2023

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, Raegan Jones and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance was Katherine Kane.

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 March 20, 2023:** Minutes of the Regular Meeting of March 20, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of March 20, 2023, 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 #1047:**

Resolution #1047 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 still be processed by the fee accountants and will not be ready for review for two or three months from now.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun stated things are looking good for the program. Vice-Chairperson Fox asked if the VASH vouchers will be used in Spring Valley Village Apartments. Mr. Afoun responded no, because it only has two- and three-bedroom units, which would not work for those vouchers, which will all be for one-bedroom units.

- 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 mentioned we are not doing as good as he would like in two areas; units that are empty and rent arrears. Mr. Afoun mentioned that our staffing level is low and we have three external contractors to work with our maintenance department, but the turnaround is so high that we are not able to keep up with the units. He also stated that as of today we are over \$92,000 in arrears. This is a result of the moratorium, which has impacted our operations.

The good news is we are processing evictions now. Commissioner Jones asked when we anticipate things will turn around. Legal counsel responded months saying the court system is two months behind. He explained how different things are in Iowa versus Illinois. Also explained was the mandatory arbitration in Illinois as well as the low volume of arbitrators, which causes the process to slow

further. Commissioner Jones asked if everyone is having this issue and legal counsel responded all of Rock Island is facing this issue.

Vice-Chairperson Fox asked if we need to get more contractors or something. Mr. Afoun said we have three contractors and brought on two more today in addition to our own staff. He said we use direct labor and got special permission from HUD in order use contractors.

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 talked about all the issues we are having with the tub project and how we have involved our lawyers. He stated that we have 182 units in Spring Valley and so far the number of tubs that have been done, which is almost 90%, only 4 were done properly. Staff's opinion is that the contractor failed miserably and believe that lack of oversight of subcontractors was a contributing cause. The contract period ends in a week's time. Legal counsel advised that this has gone to the manufacturer's level and that the contractor believes they received a bad batch of product and the manufacturer is looking at warranty issues. It was discussed that when the problem was discovered that work should have stopped. Legal counsel advised that the architect's position is that the subcontractors that initially performed the work are one of the best installers in the country and may be the company we want to perform the repair. Legal counsel advised that the contractor is still under contract to perform the work satisfactorily. The contractor has an attorney involved. At this moment there is really not a fix that has been proposed. The first letter sent by our attorney directly to the contractor was to find their solution. We got response from their attorney saying they are looking at it. Our attorney sent another letter today addressing two issues - performance and material. Mr. Afoun noted that this is a huge inconvenience to the tenants. Commissioner O'Brien asked if there is anything we want them to do. Mr. Afoun said there is nothing at this time. Commissioner Jones asked if tenants can bathe. Mr. Afoun responded yes, they can. Mr. Afoun stated that we have not paid anything yet to the contractor for this project as of yet. Legal counsel asked if we had paid the first pay request submitted, and Mr. Afoun replied no. Legal counsel recommended paying the first payment request and that doing this will show good faith that we want to work. Motion was made, and seconded, to pay the first pay request of \$19,120.00 for the tub project. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun addressed open work orders and talked about how he is having sleepless nights over this. He said we are behind and are working to catch up.

The FSS Program statistics were reviewed. Mr. Afoun stated that we are very happy with the program and it is very successful. He was very excited to announce the hiring of a ROSS Coordinator, Jenny Kitsis.

4 **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Katherine Kane.

Ms. Kane noted that she has not been able to log in remotely for board meetings. She is going to be working with the ROSS Coordinator to try to use technology to improve people's lives as well as to help more people to participate in the board meetings.

Ms. Kane reported on issues experienced by other RAB members on a recent trip for a training seminar. Ms. Kane noted that there were issues with reservations which resulted in RAB members having to share a room and expressed a desire for the board to make sure these types of issues do not occur again in the future.

Mr. Afoun also reported to the board that one of the RAB members did not attend any of the training seminars while on the trip and that he has been removed from the board.

Discussion was held on the amount of involvement and detail which should come to the board for consideration and what types of issues should be handled by staff. Commissioner Grimes stated that the board's responsibility is to set policy and not necessarily to look over things that happened in a failed trip. Vice-Chairperson Fox said in circumstances like this it doesn't hurt for the board to be advised of what occurred. Chairperson Stange-Crotty said she agreed with Vice-Chairperson Fox and appreciated the discussion we are having. It was agreed that Mr. Afoun will come with recommendations of what he feels the board should hear and the board can decide at that point what it would like to consider.

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

Mr. Afoun talked about how he had asked for opinions for a name of the duplex being built at the new project. He elaborated that Spring Valley Village Apartments has two components, although it was all done under one name. Mr. Afoun suggested Brookside as the name. All commissioners said that sounds nice. Commissioner O'Brien asked if we know when the dentist building will be coming down. Mr. Afoun replied it will be soon, within the next couple of weeks.

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 6:32 P.M.

Leslie Stange-Crotty, Chairperson